
14 PALACE COURT GARDENS
London N10 2LB

DESIGN AND CONSERVATION STATEMENT

Planning Application - Householder Application

26th OCT 2022

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Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

Description	Doc N.	Rev	Rev Date
Site Location and Ownership			
LOCATION PLAN	A-P-020	E	10/10/2022
EXPR Plan / Sec / Ele			
EX-PR SITE AND GROUND FLOOR PLAN	A-P-100	E	10/10/2022
EX-PR FIRST FLOOR PLAN	A-P-101	E	10/10/2022
EX-PR LOFT PLAN	A-P-102	E	10/10/2022
EX-PR ROOF PLAN	A-P-103	E	10/10/2022
EX-PR ELEVATIONS (STREET & GARDEN)	A-P-201	E	10/10/2022
EX-PR SECTION A	A-P-301	E	10/10/2022

1. Introduction

1.1. Site address

14 Palace Court Gardens N10 2LB
London Borough of Haringey.

1.2. Proposal Outline

This is a Planning and Conservation Area Consent Application (with demolition) associated with:

- **Existing Rear Extension:** rebuilding the existing rear extension roof, rear wall and roof light, replacement of rear doors to garden, maintaining the existing footprint & materials.
- **Existing Garden Outbuilding:** rebuilding the existing outbuilding roof and perimeter walls, replacement of rooflight, windows and doors.

The design has aimed at blending, matching and sympathetically complementing, the architectural features and materials of the original house.

1.3. The Brief

Nr. 14 Palace Court Garden is a semi detached single family home owned by the applicants Ms Wendy Patrick and Daniel Cohen. The proposed external works concerning planning relate to repairing and partially rebuilding the existing rear extension roof and rear wall as well as the garden outbuilding.

1.4. Planning: Previous Works & Planning History

The property is a semi detached house, part of the Muswell Hill Conservation Area but is not listed. The property has previously submitted a planning application for a loft conversion which was granted in 2006 with Ref: HGY/2006/1408, and subsequently built.

1.5. Planning: Pre Application Consultation

It has been considered whether the currently proposed works should have sought a certificate of lawfulness or a householder planning application. It has been decided that the 2nd route was the appropriate one for these works, and the reasoning is described below (1.5.1 to 1.5.8):

- 1.5.1. The proposed works were submitted to Haringey Council on the 8th September 2022, in order to work collaboratively with the Local Authority and seek their view.
- 1.5.2. Brief written advice [HC-17733449] has been received on the 14th September 2022: *your proposal may not need planning permission if the property has Permitted Development rights*. Please check out 'Extensions' and 'Outbuildings' sections in the webpage below for more details on the requirements <https://www.planningportal.co.uk/>.
- 1.5.3. The link provided points to the Planning Portal and summaries of Permitted Development Rights for householders. We are familiar with this information, but we have looked into it regardless.
- 1.5.4. This property sits within the Muswell Hill Conservation Area. We have taken into account that PD allowances differ for properties in such areas in relation with the proposed works.

- 1.5.5. Haringey's planning portal states ([link to Haringey's page here](#)) the following:
Works that need planning permission: Certain works, including some extensions and alterations to houses, are classed as "permitted development." Planning permission is not normally needed for these works.
- 1.5.6. *In conservation areas however, planning permission is required for some changes that would normally be classed as permitted development.*
- 1.5.7. *Demolitions: In a conservation area, you would need [planning ndr] permission for:*
- 1.5.7.1. *The total or substantial demolition of an unlisted building with a cubic content of more than 115 cubic metres (measured externally).*
 - 1.5.7.2. *Demolition of a gate, wall, fence or other means of enclosure which is higher than 1 metre if abutting a highway, or higher than 2 metres otherwise It is an offence to carry out such demolition without planning permission.*
- 1.5.8. It is noted that the combined volumes of the existing extension and garden outbuilding replacement would exceed the cubic content noted at 1.5.7.1 & the height of the garden outbuilding/enclosure exceeds the measurements noted at 1.5.7.2.

1.6. Context & Historic Heritage

Palace Court Gardens is a cul-de-sac accessible from Rosebery Road. It consists of two storey semi-detached houses with hipped tiled roofs that were built on a former tennis court during the 1920s or early 1930s. They are built in a red-brown brick and have a rough-cast render on the first floor and flank elevations, brick quoins and tall chimney stacks, full height curved bays with an oversailing gable above, main entrance doors within recessed arched porches with oriel windows above. [London Borough of Haringey, Conservation Area No. 3. Muswell Hill Conservation Area Character Appraisal].

2. Planning Policies

Haringey's Planning department must assess any proposed development in accordance with its development Plan. Key Planning Policies and guidance have been taken into consideration while developing the proposed design for the site. A summary of these is listed below. The Development Plan for the site comprises the current London Plan and the New London Plan, Haringey's Supplementary Planning Documents (SPDs) policies:

- 2.1. SP12: Conservation / Development in Conservation Areas: "The Council will require that proposals affecting Conservation Areas: a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area; b) recognise and respect the character and appearance of Conservation Areas; c) protect the special interest of buildings of architectural or historic interest;
- 2.2. SP11: Quality Design (was UD4): "Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality. The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often interrelated, elements should be addressed in a positive way: a) urban grain and enclosure; b) building lines; c) form, rhythm and massing; d) layout; e) height and scale; f) landform, soft and hard landscape, trees and biodiversity; g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall); h) architectural style, detailing and materials; i)

historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas; .../...".

- 2.3. CSV5: Alterations & Extensions in Conservation Areas: "The Council will require that alterations or extensions to buildings in Conservation Areas: a) preserve or enhance the character of the Conservation Area; b) retain or reinstate characteristic features such as doors, windows or materials of buildings.
- 2.4. Other documents taken into account are: London Plan (2021) Policy D3(5)(6)(7)(11)(12), Local Plan (2017) SP11, SPG1a Design Guidance, DM Policy (2017) DM1 (Delivering high quality design), DM12 (Housing Design and Quality).

3. The existing Building

- 3.1. Nr. 14 palace Court Gardens, belongs to the group of houses, on the north side of the road of semi detached two storeys red brick and cast render houses, differentiated by main 2 storeys round projecting bays, alternating with smaller polygonal bays above the houses entrances. Panelised windows, arched and recessed entrance doors, shared accessways to the rear gardens, are generally consistent features along the terrace.



View of the Grosvenor Road Elevation

3.2. The rear facade is white rendered. The internal house hierarchy of *main* and *subservient* rooms, is also clearly expressed on the rear elevations through a smaller window order and projecting bays.

3.3. Access to the garden is provided via the rear ground floor patio door as well as via the shared alleyway. The garden side boundaries are timber fenced.

4. Design Proposal.

4.1. Summary of the Proposed Works

Existing Rear extension's improvements/ part rebuild.

4.2. Due to leaks, poor thermal performances as well as general improvement of the indoor space, it is proposed to rebuild the roof and the rear wall of the existing rear extension and replace the garden doors. The walls would be finished externally in white render, in keeping with the property's rear and side walls materials.

4.3. Existing Garden Outbuilding replacement.

Also for this part of the property: due to leaks and poor thermal performances as well as general improvement of the indoor/ outdoor space, it is proposed to rebuild the existing garden outbuilding to provide a new office room with storage. The envelope would suit modern quality standards of the space with an improved envelope, roof and natural light. While remaining incidental to the enjoyment of the existing dwelling, not exceeding the size of the existing building and the original materials.

4.4. Character

The proposed works would not alter the character of the dwelling, which will remain one family home. It is submitted that the proposal would constitute a general improvement for the owners as well as the property and the area.

4.5. Materiality

Extension: The perimeter walls will be rendered in white in keeping with the rear and side walls of the building. Window frames

Outbuilding: Pending agreements with Haringey's building control, It is proposed to match the appearance of the existing outbuilding materials (timber).

4.6. Amenity and Adjoining Owners

The proposed works would not adversely impact the adjoining owners.

4.7. Accessibility/ Site

The existing basis of access to the dwelling will not be changed by the proposal. The building works would be accessed via the side alleyway. There would be no permanent implications to waste collection or car parkings, whilst skips may be temporarily located nearby for the duration of the works.

4.8. Garden & Planning Areas

The existing garden amenities would not be reduced at completion of the proposed works.

4.9. Trees:

No protected trees would be affected by the proposed development.

4.10. Drainage.

The extension and outbuilding wain water would be discharged into the existing guttering and rainwater pipes network, within the property's land.

4.11. Neighbouring Properties

No overshadowing or significant overlooking issues to neighbouring properties would occur.

4.12. Local Precedents

This is a proposal for a replacement of an already existing rear extension and outbuilding. A number of neighbouring properties in the area have been granted planning approval for larger extensions / outbuildings or a combination of both.

5. Conclusions

It is respectfully submitted to Haringey Planning that the relevant policies have been taken into account and that careful consideration has been taken so that the design proposed is of a form, materiality, quality and scale, sympathetic to the existing dwelling house as well as to the surrounding area and pattern of developments and constitutes an enhancement to the same.

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