

architecture : planning

Upp

PLANNING AND HERITAGE STATEMENT

Nice Place, Compton Avenue, London, N6 4LH



1. Introduction

1.1 UPP Architects & Town Planners have been instructed by the applicant to prepare a supporting statement in respect of a planning application for full planning permission at the site known as Nice Place, Compton Avenue, London, N6 4LH. This planning statement should be read in conjunction with the accompanying architectural plans.

1.2 This application seeks planning permission for the demolition of the existing dwelling and the erection of a replacement dwelling, with rooms in the roof space and basement, together with associated car parking, cycle storage and refuse & recycling facilities. The proposed development will provide a high quality, modern home which will improve the quality of the street scape and will enhance the character and appearance of the conservation area. The proposal seeks to extend an extant planning permission HGY/2020/1104 which is due to expire on 31/07/2023.

1.3 This document provides details of the proposed scheme and will demonstrate that the proposal is in accordance with planning policy and guidance at national, regional and local levels.

2. The Site and Surroundings

2.1 The application site relates to a large detached property located on the west side of Compton Avenue which is predominantly residential in character. The property is the last property in a private road and benefits a secluded setting as access to the property is extremely limited. The property features a large driveway which ensures that the main dwelling is substantially set back from the road. The existing dwelling is traditional in appearance with pitched roofs and a white painted façade. Several extensions to the side and rear have been added over the years and the property also includes a projecting front porch clad in materials which slightly differ to the main dwelling.

2.2 The surrounding properties in the road are characterised by large detached houses of varying design, many of which have been demolished and rebuilt as substantially larger dwellings including basement development. To the north of the site is Highgate Golf Club, whilst to the east are the generous rear gardens in Courtney Avenue. A greater level of privacy is afforded

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to this site in comparison to the surrounding properties due to the generous depth of the rear garden of the application site as well as the properties to the rear.

- 2.3 The site is located within the London Borough of Haringey. The site is not located within the Green Belt or any Area of Outstanding Natural Beauty (AONB). The property is not listed and there are no listed buildings within the curtilage of the site. It is located within the Highgate Conservation Area. The existing trees on site have TPO status by virtue of their siting within the conservation area. The site is located within Flood Zone One which has a low probability of flooding.

3. Relevant Planning History

- 3.1 HGY/2020/1104 - Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement. Approved (31/07/2020)
- 3.2 HGY/2018/0754 – Works to trees protected by an Area TPO: 10x Oak (T1, T2, T4-T11) - Reduce 30% due to excessive shading, and as part of a routine schedule to ensure the trees are of an appropriate size & structure for their location. 1x Hornbeam (T3) - Reduce 30% due to excessive shading, and as part of a routine schedule to ensure the trees are of an appropriate size & structure for their location. Refused (28/06/2018)
- 3.3 HGY/2017/2442 - Certificate of lawfulness to confirm that the works as part of application reference HGY/2014/1901 have commenced. Lawful (29/08/2017)
- 3.4 HGY/2014/1901 - Demolition of Nice Place including garden pavilion and other out buildings and erection of replacement dwelling with a basement and two new garden pavilions with associated hard and soft landscaping works. Approved (08/09/2014)

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4. The Proposal

4.1 The application seeks full planning permission for the demolition of the existing dwelling and the erection of a replacement dwelling, with rooms in the roof space and basement, together with associated car parking, cycle storage and refuse & recycling facilities. The proposal is identical to the plans approved as part of planning permission HGY/2020/1104 which was granted on 31 July 2020 and is still extant.

4.2 The proposal will retain a good standard of internal and external space for future occupiers which would significantly exceed the minimum guidance set out in the Department for Communities and Local Government (DCLG) Technical Housing Standards. The property has also been designed to provide a modern, symmetrical dwelling which would closely replicate the style of the surrounding properties in terms of its design, rather than the traditional arts and crafts properties which historically characterised the area. It was previously identified by the LPA's conservation officers that the proposal is in keeping with the character and appearance of the conservation area. The proposed dwelling will also respect the neighbouring building line to ensure that their amenity is safeguarded at all times.

5. Planning Policy

5.1 The Local Development Framework for the application is as follows:

- The National Planning Policy Framework (NPPF) (2021)
- London Plan (2021)
- Haringey Strategic Policies 2013 (with alterations 2017)
- Haringey Development Management DPD (2017)

National Planning Policy Framework (NPPF)

5.2 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material

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considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

- 5.3 The National Planning Policy Framework (NPPF) was published on 19th February 2019 and updated on 20 July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.
- 5.4 Section 5 of the NPPF provides guidance in relation to Delivering a Sufficient Supply of Homes, with Paragraph 59 stating that “to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.
- 5.5 The NPPF states that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities ... being clear about design expectations, and how these will be tested, is essential for achieving this”. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits.
- 5.6 Paragraph 119 states that “planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”.
- 5.7 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

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- 5.8 Paragraph 206 discusses developments within conservation areas and notes that developments which enhance their significance should be treated favourably.

London Plan (2021)

- 5.9 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and is part of the statutory development plan for London. The relevant planning policies are:
- 5.10 Policy GG2 – Making the Best Use of Land – “To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:
- A. enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites
 - B. prioritise sites which are well-connected by existing or planned public transport
 - C. proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling
 - D. applying a design-led approach to determine the optimum development capacity of sites
 - E. understand what is valued about existing places and use this as a catalyst for growth, renewal, and place-making, strengthening London’s distinct and varied character
 - F. protect and enhance London’s open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible
 - G. plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel, enabling car-free lifestyles that allow an efficient.”
- 5.11 Policy D3 - Optimising site capacity through the design-led approach – “The design-led approach

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A. All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

Haringey Strategic Policies

- 5.12 Policy SP11 (Design) requires all new development to be *of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.*
- 5.13 Policy SP12 (Conservation) ensures the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. In this case the relevant heritage asset is the Highgate Conservation Area.

Haringey Development Management DPD

- 5.14 Policy DM1 (Delivering High Quality Design) requires development proposals to relate positively to their locality, having regard to building heights and the form, scale and massing prevailing around the site. The proposal has been carefully designed to respect the established building lines and harmonise with the adjoining built development.
- 5.15 Policy DM9 (Management of the Historic Environment) supports *development that conserves and enhances the significance of a heritage asset and its setting.* It states *proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.* The proposal provides a high-quality design which meets

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modern day living requirements whilst enhancing the character and appearance of the Conservation Area as a whole.

- 5.16 Policy DM12 (Housing Design and Quality) requires all new housing and residential extensions *to be of a high quality, taking account of the privacy and amenity of neighbouring uses and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG*. The proposal fully complies with the national standards.
- 5.17 The application is accompanied by a site investigation report and Basement Impact Assessment that demonstrate the proposal can be constructed without harm to the built and natural environment and neighbouring amenity in accordance with Policy DM18 (Residential Basement Development and Light Wells).

6. Policy Considerations

Principle of Development

- 6.1 The principle of development is already established through the fact that an existing single-family dwelling house is located on this site and the proposal seeks to demolish the existing dwelling and replace it with a single, new dwelling. As such the residential use will be maintained.
- 6.2 Furthermore, there are historic planning consents for the demolition of the existing dwelling and the erection of a replacement dwelling, two of which are extant. Firstly, a certificate of lawfulness was obtained in 2017 to confirm that planning permission HGY/2014/1901 has been partially implemented and is therefore extant. Secondly, planning permission HGY/2020/1104 which is identical to this consent (as the proposal is a renewal) has not yet expired and therefore provides further justification for the proposal. Given the above, it is considered that the principle of development is likely to be acceptable.

Design

- 6.3 The application site provides an opportunity to provide a more contemporary dwelling which will enhance the character of the road and preserve the character of the property. As noted in

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Section 2 of this report, the majority of properties on this road have benefitted from substantial development work which has altered the wider character of the street scene.

- 6.4 As acknowledged several times above, the proposal is identical to the previously approved scheme (HGY/2020/1104) which was supported by both planning and conservation officers. As part of the justification for the design of the dwelling, the case officer noted in their delegated report that,

“The proposed redevelopment of ‘Nice Place’ offers an opportunity to enhance the character of the area through retention of the established site layout, spaces between buildings and landscape as well as retention of the generous garden features and by inserting a good piece of residential architecture at the heart of these distinctive site setting’.”

- 6.5 Furthermore, officers welcomed the fact that the proposal is “a well-proportioned, classically inspired suburban villa which is congruous in terms of footprint, bulk and height with its immediate built context which is nowadays varied and no longer consistently characterised by arts and crafts houses.” The symmetry of the proposal, together with the well-proportioned windows, dormers and roof line were also welcomed features by officers. Although the proposal did differ from previously consented designs, given the high quality of the architecture, together with the fact that the proposal was considered an enhancement in the conservation area, it was supported in design terms.

- 6.6 In terms of materials, it is anticipated that due to the scale and sensitivity of the proposal, full materials specification will be provided to the Local Planning Authority as part of a discharge of conditions application.

Internal and External Space Standards

- 6.7 The proposal will provide a high-quality dwelling which will exceed the minimum internal space and external space standards set out within the London Plan and DCLG technical guidance.

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6.8 It is proposed that the new dwelling will remain dual aspect providing a good level of outlook, natural light and ventilation for the future occupiers with all habitable rooms containing windows of generous proportions. At the rear of the site, a large private garden will provide generous external amenity space which will significantly exceed any minimum requirements. This demonstrates that the proposal will provide an acceptable standard of living for future occupiers.

Neighbouring Amenity

- 6.9 As part of any planning application, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.
- 6.10 The application proposal has been carefully designed to safeguard existing neighbouring amenity. It is noteworthy that as the properties on this road benefit from generous plot frontages, the impact on neighbouring amenity is limited. Furthermore, the property is located at the end of the cul-de-sac immediately adjoining Highgate Golf Club and both the application site and the property to the rear in Courtney Avenue benefit from very generous rear gardens. Therefore, the only potential impact could be on Far End.
- 6.11 It is noteworthy that the separation distance between the application site and Far End will increase as a result of this proposal. Furthermore, the proposal will respect the front and rear building lines of this neighbouring property so as not to result in an increased sense of enclosure or loss of outlook with viewed from Far End. The only upper floor windows on the flank elevation facing this property serve bathrooms or dressing rooms. Similar to the previous consent, it is expected that a condition will be added to ensure that these windows are obscurely glazed in order to safeguard against loss of privacy to the adjoining occupiers.

Highways

- 6.12 The application site has a PTAL rating of 1b, which is classified as 'poor.' The site has limited connections to forms of public transport. The nearest pair of bus stops, known as Hampstead

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Lane/Compton Avenue, are within 300 metres from the application site. The routes on this bus stop provide access to Finsbury Park and Brent Cross via bus number 210.

- 6.13 It was acknowledged by the case officer that whilst the proposal includes 7no. car parking spaces via the basement car lift, the current site benefits from 7no. car parking spaces. Therefore, the proposal will not result in an uplift in parking spaces and was considered acceptable in planning terms. It is not considered that there is any reason why the justification should change from a highways perspective.
- 6.14 Similar to the previous proposal, details of cycle storage will be provided at the conditions stage.

Refuse and Recycling

- 6.15 Dedicated refuse and recycling facilities will be provided in a dedicated new bin store enclosure on site. Full details will be provided at the conditions stage. It will be the applicant's responsibility to ensure that the refuse is brought to the front of the site on the appropriate refuse collection day.

Trees

- 6.16 An updated arboricultural assessment, together with an accompanying methodology for carrying out the works is submitted as part of the full planning application to demonstrate that the proposal will not affect the health of the existing TPO trees.

7. Heritage

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7.1 As mentioned above, the application site is located within the Highgate Conservation Area. This conservation area is located in close proximity to the world renowned Hampstead Garden Suburb Conservation Area.

7.2 Due to the size of the conservation area it has been subdivided into subsections based on character. The application site is located within the Bishops Area. The Conservation Area Character Appraisal acknowledges that in recent years there has been significant pressure for the demolition and rebuild of many of these houses, some of which have been more modern in style. Many of these properties are too large for their plot sizes leaving insufficient space for any meaningful planting. There is concern that the early 20th century architectural and historic interest of the conservation area has been eroded.

7.3 Compton Avenue is highlighted in the character appraisal as a road which benefits from large plots and many of the trees from the original Bishop's Park still exist. Unfortunately Nice Place has been highlighted as a property which has had extensive remodelling and therefore offers limited contributions to the character of the conservation area.

7.4 Policy DM9 supports *development that conserves and enhances the significance of a heritage asset and its setting*. As denoted in Section 6 above, whilst the application site in its current form offers limited positive contributions to the character and appearance of the conservation area, heritage officers historically welcomed the current proposal for a myriad of reasons. The high-quality design including the symmetrical appearance to the property, window proportions and roof detailing were also seen as positive features which would enhance the character of the property and make a positive contribution to the Highgate Conservation Area. Given that officers were in favour of the proposal and the design is identical, there is no reason to suggest that its impact would have changed.

8. Conclusion

8.1 The application site is located in a unique location within a conservation area and provides an opportunity to create an exceptional new home in the borough. It is proposed that the new dwelling will be of high-quality design which will enhance the existing streetscape and wider locality. Careful regard will be given to the use of materials to ensure they enhance the quality

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of the design and ensure that they enhance the character and appearance of the Highgate Conservation Area.

8.2 Neighbouring amenity has been carefully considered to ensure the residential and visual amenities currently afforded by the existing, neighbouring occupiers are safeguarded. Given the size and siting of the dwelling in relation to the existing plot width, the impacts on neighbours is likely to be negligible.

8.3 It is therefore considered that this proposal would be compliant with national, regional and local policies.

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