

10 November 2022

Ref: FW279/FW

Dear Sir/Madam

44 Shepherd's Hill, Highgate, N6 5RR

Planning Application (Householder) – Creation of roof terrace on existing flat roof and installation of a green roof and alterations to front garden area

We write on behalf of our clients, Mr and Mrs McGeary, to submit a householder planning application for the creation of a roof terrace and green roof on the existing flat roof of the property and alterations to the front garden. The proposals will provide much needed additional amenity space for the family of the current owners and provide additional biodiversity benefits through the creation of a green roof. The proposals will also improve access arrangements to the front of the property.

This Planning Statement includes a Design and Access Statement.

This Planning, Design and Access Statement will demonstrate that:-

- The proposals do not negatively impact neighbour amenity or the amenity of the host dwelling
- The roof terrace is of a high quality design that complements the host building
- The proposed balustrade is appropriate in scale and design
- The roof terrace preserves the character and appearance of the Crouch End Conservation Area.
- The alterations to the front garden will preserve the character and appearance of the Crouch End Conservation Area.

This Statement is set out as follows:-

- Site and surroundings
- Planning History
- The Proposals (Design and Access Statement)
- Planning Statement

- Planning Policy Framework
- Planning Policy Assessment
- Summary of Planning Considerations

The site and surroundings

No. 44 Shepherds Hill is a three storey residential property arranged over ground, first and second floors with a flat roof. It is located on the south side of Shepherds Hill, close to the junction with Broughton Gardens.



Figure 1: Site Location Plan



Figure 2: Aerial Photo showing the property and surrounding varied roof profiles

Architecturally the building is part of a group with nos. 46 and 48 Shepherd's Hill and is also well related, architecturally to the buildings on Broughton Gardens.

The site is located within the Crouch End Conservation Area, where it is identified as a building which makes a positive contribution to the Conservation Area but is not in the vicinity of any listed buildings.

The building is described in the Conservation Area Audit as

"Nos. 44 to 48 (even) and Nos. 50 to 54 (even) Shepherd's Hill are two relatively consistent terraces of early to mid 20th Century white painted three storey properties with flat roofs. Although the dwellings are relatively undecorated they are set within well-planted and well-maintained gardens. They form part of a group of properties built in the Modern/International style that includes the adjoining Broughton Gardens. They make a positive contribution to the character of the conservation area. 11.14 Nos. 1 to 9 (consecutive) Broughton Gardens is a small cul-de-sac between No. 48 and No. 50 Shepherd's Hill that has early to mid 20th Century white-painted three storey dwellings similar in style to those at Nos. 44 to 48 (even) and Nos. 50 to 54 (even) Shepherd's Hill. They include projecting balconies and recessed upper sections to provide roof terraces. No. 5, terminating the view along Broughton Gardens, is constructed of yellow stock brick and has a flat roof. It presents a blank elevation to the street unworthy of its key position in the cul-de-sac, failing visually to adequately enclose Broughton Gardens. Never the less, the group of buildings is considered to make a positive contribution to the conservation area."

The site is within Flood Zone 1.

Planning History

There is relatively limited planning history for the building but the following applications are considered relevant to the consideration of the application.

HGY/2022/1434 – Certificate of Lawfulness

A Certificate of Lawfulness was issued in June 2022 for

“Proposed use for a single rear extension of 3m length, 4.3 wide and 3, height. All material to match existing in type, style and colour”.

HGY/2000/0076 – Planning application

Planning permission was granted in 2000 for:

Erection of second floor part terrace infill extension and associated internal/external alterations

HGY/1990/0507 – Planning application

Planning permission was granted in 1990 for

“Erection of extension at 2nd floor level above roof terrace to provide accommodation space and shower room”.

These applications demonstrate the extent to which the building has been altered over the past 30 years.

Proposals (Design and Access Statement)

Use - The proposals are for a roof terrace and green roof at 44 Shepherds Hill. No additional floorspace will be created and the roof terrace will be used in association with the existing property. There is therefore no change of use proposed and no additional residential unit created.

Design - The design of both the access hatch and balustrade have been carefully considered and are of a high quality incorporating contextual materials and design. These will not be seen from street level and are set back some distance from the parapet.

The glazed balustrading ties in with the glazed second floor of number 48 Shepherds Hill and also the glazing features present on many of the buildings on Broughton Gardens.

The alterations to the front garden are minor in nature and include rendering existing walls to reflect the prevailing materials on this group of properties.

Scale - The roof terrace extends to 34 sqm, the balustrade is 1.1m tall which sits behind the existing parapet which extends to 49.8cm.

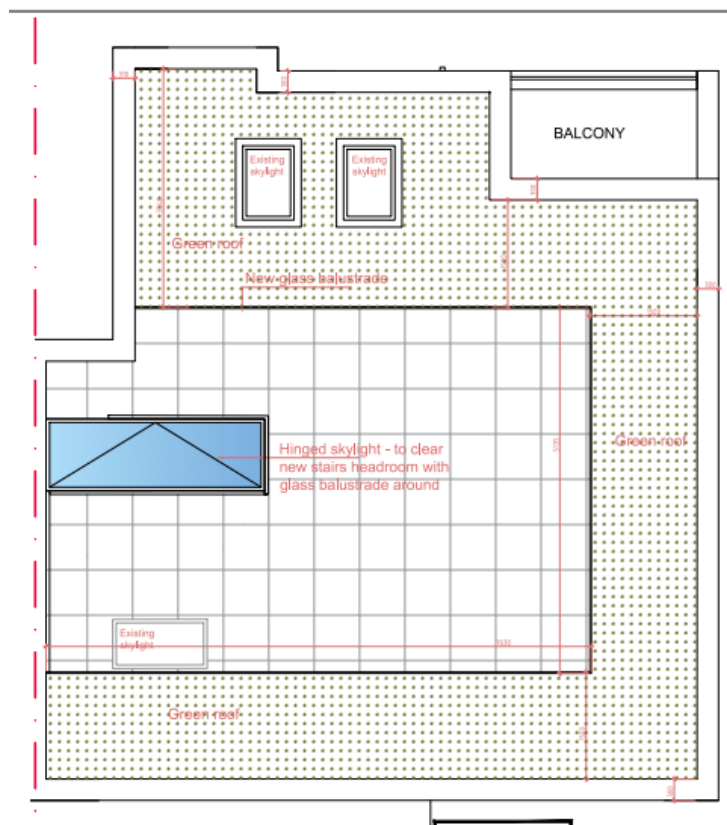


Figure 3: Extract of the proposed roof Plan

Layout - The roof terrace layout is shown on the above plan and is set back from the edge of the roof by 1.5m to the Shepherds Hill frontage and to the west (the boundary closest to 42 Shepherds Hill) from the rear it is set back by 1.5 m at its narrowest and 3.34m at its widest point. The existing parapet is 30cm wide effectively setting the proposed terrace back a further 30cm from the building line. The remainder of the roof will be a green, biodiverse roof contributing to the biodiversity of the area.

Appearance - This is covered in further detail below but in summary, the roof terrace will be of a simple but high quality design. The balustrade will be glazed, in keeping with the surrounding buildings.

The materials will match the type, style and colour of the surrounding properties.

The alterations to the front garden are minor in nature but designed to improve the appearance of the front garden area using render for existing walls.

Access – Access arrangements are not affected by the proposals. Access to the roof will be provided by a staircase within the property (not requiring planning permission) and an access hatch that sits 30-40cm above the roof level.

Access to the garage from the property will be improved by the minor alterations to the front garden stairs.

Planning Statement

Planning Policy Framework

National Planning Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework adopted in July 2018 (revised in July 2021). This is a material consideration when determining planning applications.

The Statutory Development Plan comprises of regional policies with the Mayor's London Plan (herein referred to as "LP"), adopted in March 2021 and at a local level the Haringey Strategic Policies DPD was adopted in 2013 (with alterations in 2017) and the Development Management DPD was adopted in 2017.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

Haringey Strategic Policies and Development Management Plan – The following adopted local Policies are considered relevant to the consideration of this scheme:-

Policy SP11 - Design
Policy DM1 – Delivering High Quality Design
Policy DM9 – Historic Environment
Policy DM12 – Housing Design and Quality

London Plan policies – The following adopted Policies are considered relevant to the consideration of this scheme:-

Policy D6 – Amenity

The Crouch End Conservation Area Audit is also a material consideration.

Planning Policy Assessment

This section provides an assessment of the proposal against the relevant Local Plan policies and guidance listed above.

SP11 – Design

Policy - All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects local context and character and historic significance, ensure impacts on health and climate change are minimised, incorporate solutions to reduce crime, promote high quality landscaping, seek highest standards of access and ensure buildings are design to be flexible and adaptable.

Response – The proposed roof terrace is of a high quality design. The proposals have been designed by Atelier ADA who focus on delivering high quality architectural design for residential properties in north London. Their approach is to adopt elegant, contextual designs which contribute to surrounding character.

The building is not listed but it is located within the Crouch End Conservation Area. It is not located in the vicinity of any listed buildings. The character and appearance of the Crouch End Conservation Area has been taken into account along with the contribution that the host building and those surrounding it make to the character and appearance of the Conservation Area.

The proposed roof extension has been carefully designed to maintain the quality of the urban environment and respects its townscape context. The proposal has limited impact on surrounding townscape as it cannot be seen from street level or in any other private views from ground level. It may be possible to view the proposed terrace from private views from the upper floors of some properties. However, the properties along Broughton Gardens are set some distance from the host building and are at an angle which means that views from the rear are likely to be limited.

Given extensive tree cover to the front of the property, views from upper floors of buildings on the north side of Shepherds Hill are also likely to be limited.

This is evident from the sightlines section below.

The alterations to the front garden area are considered to significantly improve the external appearance of the property when viewed from the street.

DM1 – Delivering High Quality Design

Policy - A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.
- Design Standards
Character of development

B Development proposals should relate positively to their locality, having regard to:

- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials

Landscaping

C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- a Landform;
- b Levels, slopes and the fall of the ground;
- c Trees on and close to the site;
- d Landscaped boundary and treatments; and
- e Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;

- b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development

Response – As set out above, the proposal is for a simple roof terrace with glazed balustrade.

The proposal will relate well to surrounding buildings which are characterised by a number of glazed features at upper level. Many of the properties on Broughton Gardens have glazed features at roof level which are significantly more visible than the proposed terrace will be.

The quality of the development will be secured through delivery and build by Atelier ADA.

In terms of design standards and considerations such as building heights, form, scale and massing, in order to address Policy DM1B, the proposal has been designed to limit its impact on the existing building height and form by being set back from the parapet on three sides and incorporating a glazed balustrade that only extends to 1.1m.

This cannot be seen from surrounding streets as shown by streetview elevation (R02 Rev 1) of which we have included an extract below.

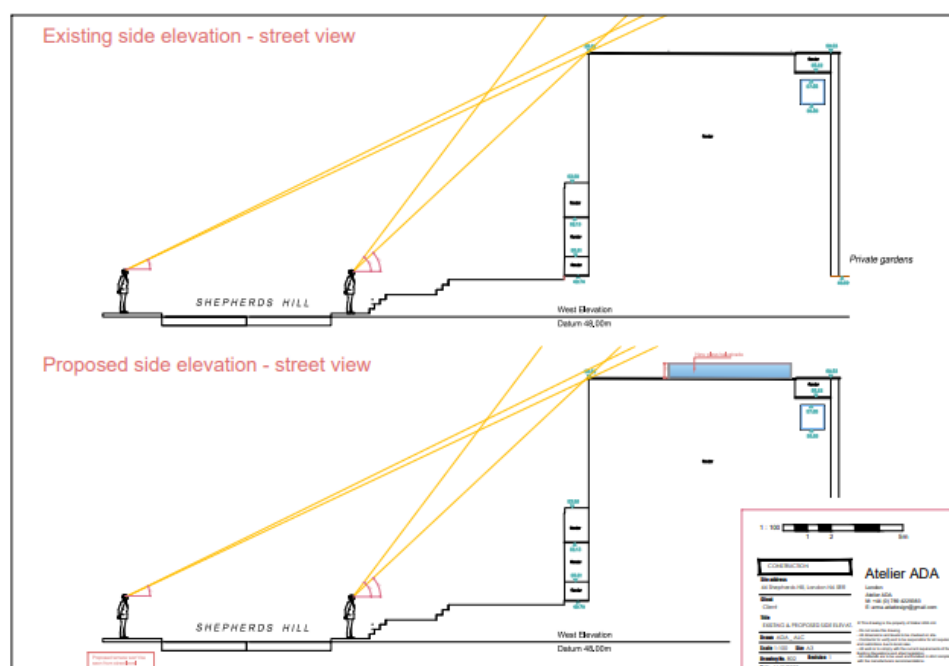


Figure 4: Streetview elevation

The existing parapet sits 49.8cm above the finished roof level and the balustrade is 1.1m high. So the structure extends only 60cm above the existing roof level. With the significant set back proposed, the limited visibility of the proposed roof terrace ensures that it relates positively to its surroundings.

The proposed glazed access hatch reflects the design of rooflights and glazed features at roof level of properties in the surrounding area and is located where there is an existing rooflight.

This is evident from the aerial image below.



Figure 5: image showing glazing at roof level of surrounding properties.

It is therefore considered that Part B of Policy DM1 is met as a result of the proposals.

In terms of landscaping, whilst this is not specifically covered by the proposals, the landscaping to the front garden will be improved and enhanced as part of the alterations to this part of the property.

It is intended to include planters at roof level.

It is therefore considered that Part C of Policy DM1 is met as a result of the proposals.

In terms of privacy and amenity, it is not considered that the proposed terrace will give rise to any amenity concerns and will not have any adverse impact on neighbouring properties. It is set back from

the edges of the roof by a significant amount. The property already benefits from a balcony (as do many of the surrounding properties).

Given that the properties along the west side of Broughton Gardens are at an acute angle to the host building, opportunities for overlooking are significantly reduced.

In terms of overlooking and privacy, the distances between the rear of the properties on Shepherds Hill and Broughton Gardens are generous (16 m) and the proposed roof terrace will be designed to avoid overlooking and loss of privacy to any property in the vicinity.

The size of the terrace is modest (extending to 34 sqm) so the potential for noise and disturbance is limited. It is important to note that all the properties in the vicinity have large gardens and so there is already the potential for occasional noise and disturbance from outdoor spaces in any event.

As a result, it is considered that London Plan Policy D6 and DPD Policy DM1D relating to amenity are satisfied as a result of the carefully designed proposals.

DM12 – Housing Design and Quality

Policy -

- A) All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- B) Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.
- C) In areas of especially poor residential environmental quality, development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.
- D) Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential Extensions

- E) Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.
- F) New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.
- G) Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

Response – Parts A – D of this policy are not relevant to this proposal which is for alterations to an existing residential property. However, Part B of the policy notes that balconies and/or terraces are appropriate if amenity and design matters can be addressed.

In relation to Part E, the response is covered by our assessment of Policy DM1 and confirms that the roof terrace and balustrade are of a high quality and respond to their surrounding context. Materials will match existing and are used sensitively and in relation to the surrounding context.

In relation to the relatively minor alterations to the front garden, these have been designed to respect the form and architectural characteristics of the house including matching materials (namely render) which will respond sensitively to its context.

There are no SPDs which are considered relevant to these proposals.

It is therefore considered that the provisions of Policy DM12 are met by the proposals.

Policy DM21 – Sustainable Design Layout and Construction

Part Ac states “All new development, will be expected to consider and implement sustainable design. Proposals should maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, sustainable Drainage Systems, living roofs and green walls”.

Paragraph 4.36 states:

Urban greening can make an important contribution not only to biodiversity and amenity but also to climate change adaptation. Living roofs (green and brown roofs) and green walls offer many environmental benefits such as improving the thermal performance of buildings, reducing on-site energy demands and limiting the ‘urban heat island’ effect. They also contribute to sustainable drainage by absorbing rainfall, reducing run-off and improving water quality

Paragraph 4.37 states:

The Council will strongly encourage the incorporation of urban greening measures where vertical surfaces face public spaces, particularly to enhance the visual appearance of buildings and improve public amenity. However, it is recognised that living roofs and walls may not be appropriate in certain settings, such as Conservation Areas, and the policy will be applied subject to individual site circumstances. Applicants are encouraged to refer the GRO Green Roof Code (2014) which is accepted good practice guidance.

Response – The proposal includes a green roof around the roof terrace to contribute to surrounding biodiversity and greening.

Summary of Planning Considerations

As set out above, the proposed terrace is of an appropriate size and has been designed and positioned so that its scale, layout, siting, form and detailing is appropriate and preserves the character and appearance of the Conservation Area.

The proposed terrace will not have any impact upon the amenity of surrounding properties by way of overlooking, loss of privacy or noise and disturbance.

The proposal will make an important contribution to biodiversity and greening.

The proposed alterations to the front garden are relatively minor but will enhance the appearance of the building and be more in keeping with the architectural style of this group of buildings.

Overall, the proposals are considered to comply with planning policies at all levels and planning permission should be granted.

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited