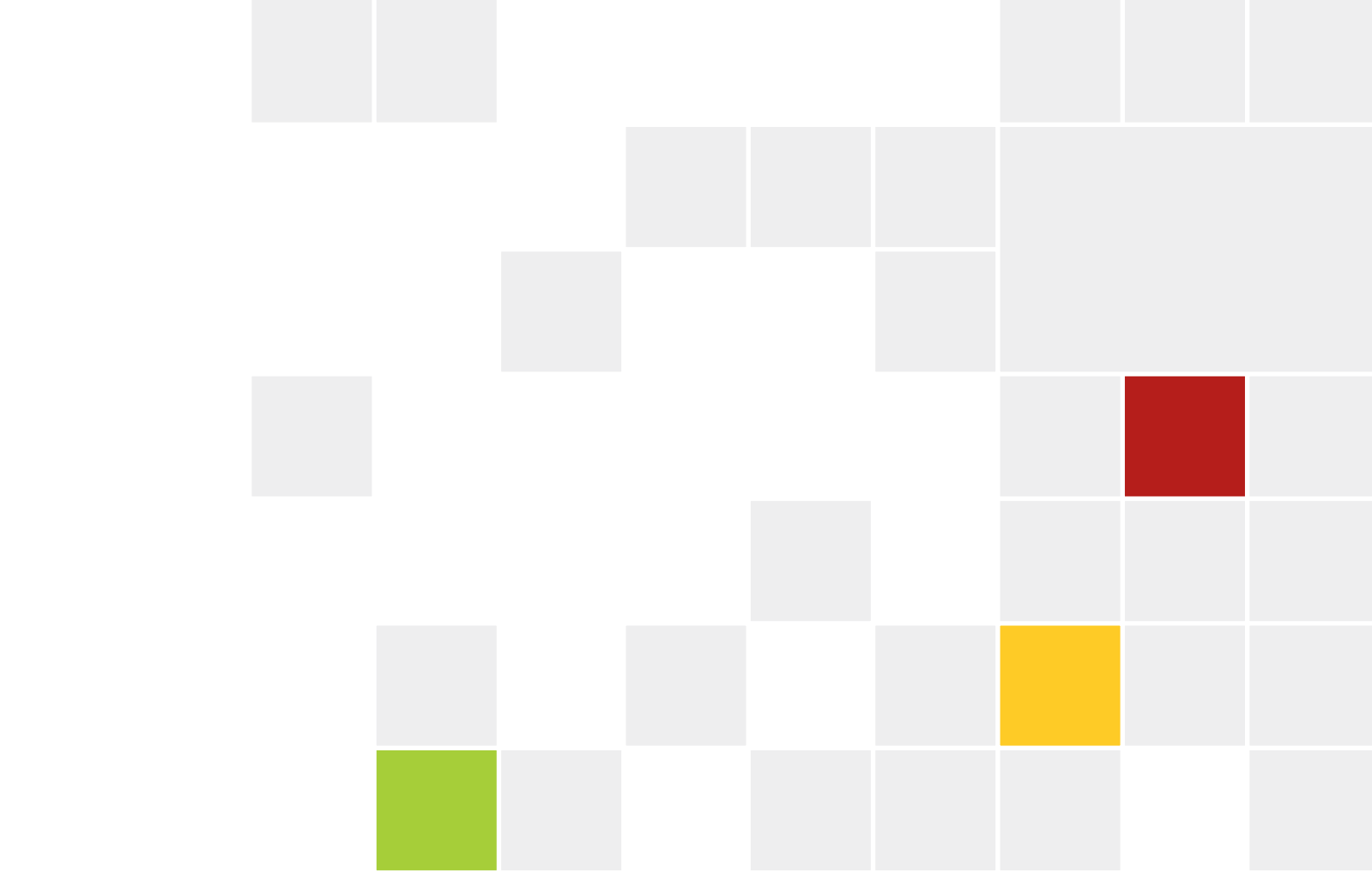
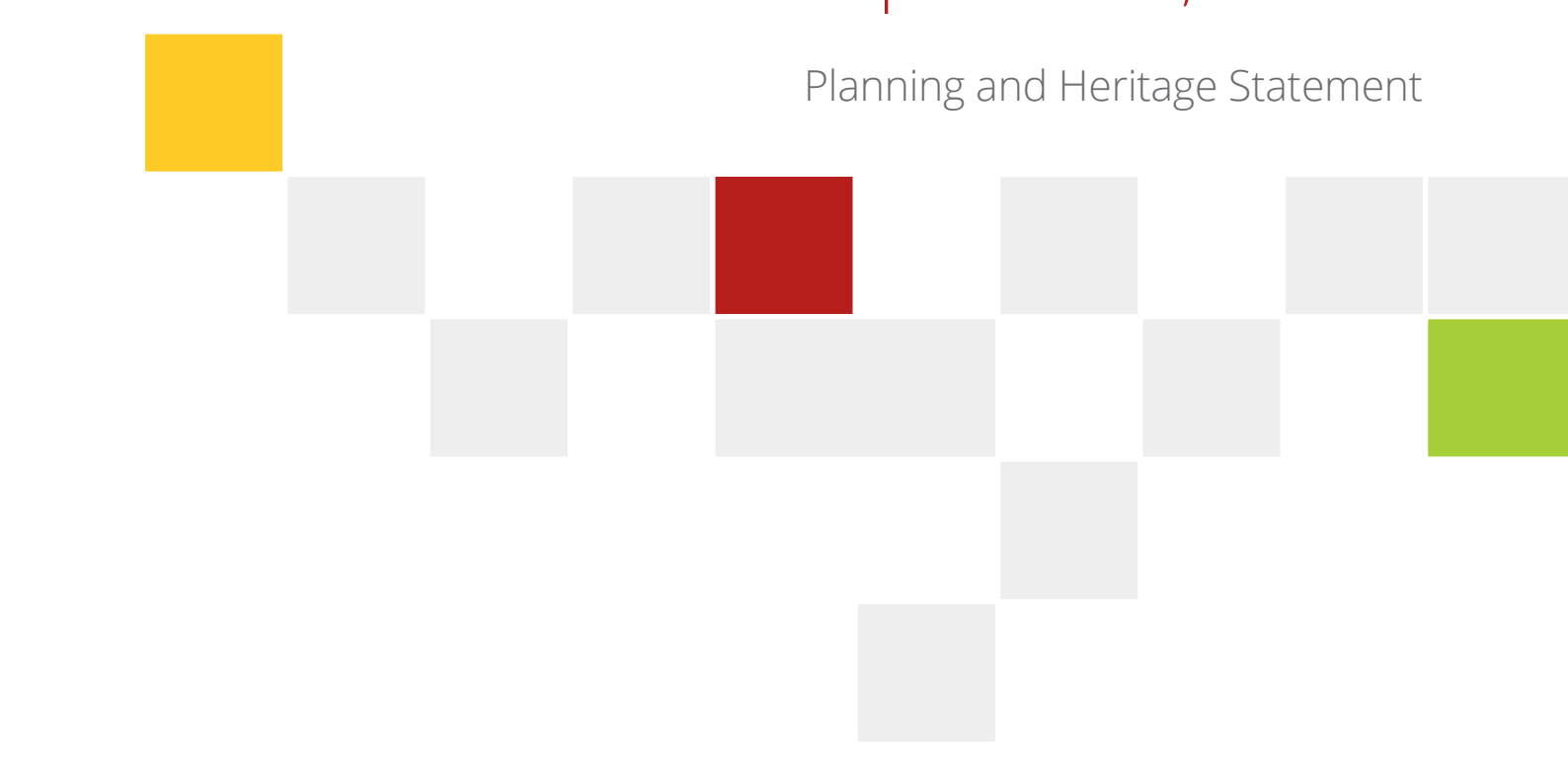




48 Shepherds Hill, N6 5RR

Planning and Heritage Statement



Boyer

Prepared on behalf of Sebastian Espinosa | July 2022

Report Control

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1. INTRODUCTION

- 1.1 This Planning and Heritage Statement is submitted in support of a planning application submitted on behalf of Sebastian Espinosa at 48 Shepherds Hill, London, N6 5RR. The proposed description of development is:

“Erection of a two-storey side extension to the existing dwellinghouse, alterations to the front driveway and alterations to the front façade of the property.”

- 1.2 The proposal will enhance the quality of accommodation at the Site by providing additional living space for this family-sized dwelling. The extension has been designed to respect the existing property and the surrounding area, including the Crouch End Conservation Area, and will enhance the symmetry with No.50 Shepherds Hill. The proposal will also ensure that an accessible entrance is provided to the property by virtue of the alterations to the front driveway.

- 1.3 This Planning and Heritage Statement assesses the proposal against the development plan and other material considerations relevant to the consideration and determination of the application. This Statement is structured as follows:

- Section 2 – describes the Site and surrounding context;
- Section 3 – sets out the planning history of the Site and nearby properties;
- Section 4 – provides an overview of planning policy and guidance relevant to the proposed development;
- Section 5 – assesses the proposal against the provisions of the development plan; and
- Section 6 – provides a summary and conclusion.

- 1.4 The following documents are submitted to support the planning application:

- Existing and proposed plans – prepared by Robert Dye Architects;
- Design and Access Statement – prepared by Robert Dye Architects; and
- Basement Impact Assessment – prepared by Morph Structures.

2. SITE AND SURROUNDINGS

- 2.1 The Site is located to the east of Highgate and is situated on the south side of Shepherds Hill, on the junction with Broughton Gardens. Broughton Gardens is a residential cul-de-sac comprising a collection of 1930s modernist properties, which includes the application Site.
- 2.2 The Site accommodates a single family dwellinghouse situated to the west of the plot. The property is three storeys plus lower ground floor garage with a flat roof. It is white render and has metal windows, which is characteristic with the other surrounding properties on Broughton Gardens. The second floor has been extended and comprises a large expanse of glazing to the front of the property and a skylight above.
- 2.3 To the front of the property is a driveway with hard surfacing in the centre and terraced landscaping to each side. To the rear is the private garden which comprises a structured landscaped area to the south west and a lawn to the south east, which also wraps around the side of the property.
- 2.4 At lower ground floor is a garage, accessed from the front driveway. The ground floor accommodates the main living accommodation, with a central hall leading to an L-shaped kitchen, dining and living room which leads out to the private garden. Also at ground floor is a utility and WC. At first floor are three bedrooms, a study, and a family bathroom. The second floor accommodates a further master bedroom with ensuite, and a lounge to the front of the property.
- 2.5 The surrounding area is residential and is characterised by large properties on generous plots as well as some flatted developments. The Site and the surrounding area are in the Crouch End Conservation Area. The Crouch End Conservation Area Character Appraisal identifies the Site as being located within Sub Area 8: Shepherd's Hill and notes that the area is characterised by large buildings with well-kept gardens. The 20th Century white-painted modern design of Broughton Gardens is considered to make a positive contribution to the character of the Conservation Area, and consequently all dwellings are defined as 'positive contribution buildings'.
- 2.6 Highgate is approximately a 9-minute walk from the Site and provides access to Northern line services. There are also numerous bus stops on Shepherds Hill which serve the surrounding area. The Site has a Public Transport Accessibility Level (PTAL) score of 2.
- 2.7 The Site is located in Flood Zone 1, with the lowest risk of flooding.

3. PLANNING HISTORY

The Site

- 3.1 There are several planning applications of relevance on the Site relating to alterations and extensions to the property which are summarised below.

Reference	Description	Decision
HGY/2010/1846	Demolition of garden wall to Shepherds Hill and Broughton Gardens and erection of new garden wall to Shepherds Hill and Broughton Gardens.	Approved 25 th November 2010
OLD/1963/0817	Conservatory addition on second floor.	Approved 18 th December 1963
OLD/1956/0630	Alterations and additions.	Approved 14 th May 1956

Surrounding Area

- 3.2 There have also been several extensions to properties in the immediate surroundings which are summarised below. A number of these have been significantly extended, which establishes the principle of large extensions in the Crouch End Conservation Area.

Address	Reference	Description	Decision
46 Shepherds Hill	HGY/2011/1280	Erection of single storey ground floor rear extension, exterior refurbishment, and single storey part infill extension to second floor terrace	Approved 1 st September 2011
52 Shepherds Hill	HGY/2020/1111	Construction of a second-floor infill extension.	Approved 29 th June 2020
54 Shepherds Hill	HGY/2016/0525	Erection of rear extension, enlargement of front window, new front staircase location, new doors location at the front, new side window and new front and side boundary wall and exterior thermal rendering on the outside of the building with finish to match existing.	Approved 14 th April 2016

6 Broughton Gardens	HGY/2021/3493	Formation of a new basement level extending beyond the rear and side of the house with terrace above; formation of ground floor roof terrace; installation of external staircase from ground floor to basement level to side of extension; and associated re-profiling of rear garden levels.	Approved 28 th January 2022
6 Broughton Gardens	HGY/2020/1588	Formation of new basement level extending beyond the rear and side (replacing existing side garage) of the house with terrace above; replacement (demolition and re-build) of existing ground floor rear and side extension with extension of similar footprint; Formation of first floor roof terrace; Installation of external spiral staircase from ground floor to basement level to side of extension; Installation of replacement roof lights; Alterations to and replacement of existing uPVC windows with steel framed windows; removal of existing rear garden outbuilding and associated reprofiling of rear garden levels.	Approved 1 st September 2020
6 Broughton Gardens	HGY/2010/0737	Erection of single storey side and rear extension with associated landscaping works.	Approved 15 th June 2010
4 Broughton Gardens	HGY/2020/2352	Construction of a new ground floor and lower ground floor side extension with a new terrace and addition of a new garage to the front of the existing dwelling.	Approved 18 th November 2020
4 Broughton Gardens	HGY/2016/1965	Side extension of existing dwelling at ground floor and lower ground floor Level	Approved 2 nd September 2016
3 Broughton Gardens	HGY/2012/2130	Erection of single storey extension rear extension including refurbishing the exterior & interior of the building. Replacement of existing painted timber / aluminium windows, enclosing the existing 2nd floor roof terrace to the rear of the property to form a glazed winter garden, installation of solar panels at roof level and a replacement glazed entrance porch.	Approved 6 th February 2013

Pre-Application Discussions

- 3.3 A pre-application request (PRE/2021/0152) was submitted on 14th June 2021 in relation to development proposals at the Site involving:

“Flank & rear upper ground floor extensions, extension & alteration to lower ground floor flank, minor alterations front elevation, alterations to front driveway & landscaping.”

- 3.4 The extensions were much larger in scale to what is now proposed, comprising a wrap-around extension. A meeting was held on 5th July 2021 to discuss the proposals and a written response was subsequently received.
- 3.5 The pre-app response confirmed that an extension to the property could provide an opportunity to provide an element of symmetry with No.50, which has already been extended to the side historically. The response suggested the No.50 benefitted from a larger plot and would therefore be more capable of accommodating a side extension. Concern was however raised about the scale of the extensions with the response stating, *“it is considered that both elements (rear extension & side extension) could not be adequately accommodated on the site without detracting from the character and appearance of the property and its setting within the conservation area.”*
- 3.6 With regards to the driveway alterations, the proposal confirmed that the levelling of the drive would be acceptable, however the materials used on the front elevation including the entrance door and front window should be more in-keeping with the styles, proportions and materials found within the existing building.
- 3.7 The response confirmed that the impact on neighbours would likely be acceptable by virtue of the position of the extensions, which would ensure that they would not be overbearing, nor would they result in a significant level of loss of outlook or daylight to neighbours.
- 3.8 It was confirmed that there would be no in principle objection to the construction of a basement, however a Basement Impact Assessment (BIA) would be necessary to detail what mitigation measures would be necessary to ensure that the basement would be acceptable in structural and flood risk terms.
- 3.9 Since this feedback, the comments have been taken on board and addressed through the following:
- Reduction in scale (approximately 50%) by omitting the rear element of the extension from the proposal and reducing the depth of the side extension, ensuring that the extension does not detract from the character and appearance of the property and its setting within the conservation area.
 - Regarding No.50, since the pre-app response, actual site dimensions have been taken, which confirm that the side gardens to No.48 and No.50 are identical in width. Existing drawing EX100 shows these dimensions and the actual width of the plots, as well as the side walls and fences which as previously mentioned re-enforce the symmetry of the two properties.

- Alterations have been made to the proposals to the front of the property to ensure that the integrate successfully with the existing fenestration.
- A BIA has been prepared and submitted within this application.

4. THE PROPOSAL

- 4.1 The proposal involves various extensions and alterations to the property to enhance the quality of accommodation and access of the property.
- 4.2 A two-storey side extension is proposed, which will provide additional accommodation at ground and lower ground floor. The existing garage (at ground floor) will be relocated to the lower ground floor of the new extension, which will also accommodate an area of plant to the rear. At first floor will be a study, with glazed sliding doors leading out to the rear garden. A green roof will be provided above this extension.
- 4.3 The extension will be set back from the front façade, enabling the formation of a courtyard with space for dedicated cycle parking, accessed via a gate. To enable suitable vehicular access to the new garage location, the driveway will be reconfigured which will result in alterations to the shape of the eastern planters. A refuse store will also be discreetly located to the rear of this planter. The western planters will be unchanged. It is also proposed to level the driveway to provide suitable access, which will involve the replacement of the existing interlocking impermeable pavers with permeable pavers.
- 4.4 The relocation of the garage enables the formation of a new central entrance hall to the property. This will be accessed via a new entrance door at lower ground floor. The current garage door will be replaced with three windows which will be stacked vertically and will match the size and style of existing windows on the front elevation.

5. PLANNING POLICY CONTEXT

- 5.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 In this instance the relevant Development Plan for the area comprises the:
- Haringey Local Plan: Strategic Policies 2013 (with alterations 2017);
 - Haringey Local Plan: Development Management Policies (2017); and
 - London Plan (2021).
- 5.3 Other policy documents that are material considerations in the determination of planning applications include the National Planning Policy Framework (NPPF), the London Plan Supplementary Planning Guidance (SPG) and LB Haringey's Supplementary Planning Documents (SPDs).
- 5.4 The Council are also in the process of preparing a new Local Plan. This is in the very early stages, with a draft Local Plan (Reg 19) due to be published in summer this year. Given the infancy of the draft Local Plan, this currently holds no weight in the determination of this application.

Development Plan

London Plan (2021)

- 5.5 The 2021 London Plan provides the strategic policy context for Greater London and provides an integrated framework for its development over the next 20-25 years. One of the main themes of the plan is Good Growth, with a focus on affordable homes and a more socially integrated and sustainable city. Its main themes are economic development, social development, and improvement of the urban environment.
- 5.6 Policy D4 'Delivering Good Design' encourages high quality design which is retained through to completion.
- 5.7 Policy D6 'Housing Quality and Standards' relates to the quality and design of housing and sets out that housing should be of the highest quality and should provide sufficient daylight and sunlight to new and surrounding dwellings.
- 5.8 Policy HC1 'Heritage Conservation and Growth' requires development proposals affecting heritage assets and their settings to conserve their significance by being sympathetic to the assets' significance and appreciate of their surroundings.

Haringey Local Plan: Strategic Policies 2013 (with alterations 2017)

- 5.9 The Local Plan: Strategic Policies document was formally adopted in March 2012. The plan period for the Local Plan is up to 2026 and it sets out how the Council will deliver the spatial strategy for the borough.

5.10 The relevant policies within the Local Plan: Strategic Policies include:

- SP0 'Presumption in favour of Sustainable Development';
- SP11 'Design'; and
- SP12 'Conservation'.

Haringey Local Plan: Development Plan DPD (2017)

5.11 The Development Plan DPD (2017) contains development policies to be used by the Council to determine individual planning applications, ensure that development contributes to the delivery of sustainable development and effect helps to deliver Haringey's spatial strategy.

5.12 The relevant policies within the Haringey Local Plan DPD include:

- DM1 'Delivering High Quality Design (Haringey Development Charter)';
- DM2 'Accessible and Safe Environments';
- DM12 'Housing Design and Quality';
- DM18 'Residential Basement Development and Light Wells'.
- DM19 'Nature Conservation';
- DM21 'Sustainable Design, Layout and Construction';
- DM31 'Sustainable Transport';
- DM32 'Parking';
- DM34 'Driveways and Front Gardens'; and
- DM35 'Cycle Storage in Front Gardens'.

Material Considerations

National Planning Policy Framework (2021)

5.13 The National Planning Policy Framework (NPPF) (2021) sets out the government's economic, environmental, and social planning policies for England.

5.14 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system. In terms of development management, it advises that the primary objective is to foster the delivery of sustainable development and should not hinder or prevent future development.

5.15 The NPPF has not changed the statutory status of the Development Plan as the starting point for decision-making; however, it constitutes guidance for local planning authorities and decision-making both in drawing up plans and as a material consideration in determining applications.

- 5.16 Paragraph 126 sets out that the creation of high-quality buildings and places is fundamental and 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. Paragraph 130 requires developments to ensure that they function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site; and create places that are safe, inclusive, and accessible.
- 5.17 Paragraph 194 requires proposals affecting heritage assets to describe the significance of any heritage assets affected, including any contribution made by their setting, which should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 199 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Supplementary Planning Guidance

- 5.18 LB Haringey have adopted several Supplementary Planning Documents (SPDs). The document most relevant to this proposal is the provided within the Sustainable Design and Construction SPD (2013).
- 5.19 The Council have also adopted a Conservation Area Character Appraisal for the Crouch End Conservation Area (2010) which includes specific reference to the contribution of Broughton Gardens to the Conservation Area. Within this document, No. 48 is referenced as follows:

"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."

6. ASSESSMENT OF THE PROPOSAL

Principle of Development

- 6.1 The proposals seek to maximise and enhance the standard of accommodation of the property by providing additional living space for the family. This is supported at all levels of policy, in particular Paragraph 3.12 of Haringey's DPD which advises that improving the quality of housing in Haringey is a key priority for the Council.
- 6.2 This is also supported by the fact that numerous properties in the immediate surroundings benefit from extensions, as summarised in Section 3 of this Statement. Furthermore, the pre-application advice indicated that extensions and alterations to the property could be acceptable subject to an appropriate design that would not detract from the character and appearance of the property and its setting within the conservation area. Given the reduction in the size of the extension, we consider that the proposal is now acceptable and will enhance the quality of accommodation on the Site.

Design

- 6.3 The importance of high-quality design is emphasised at all levels of policy. Policy DM1 of the DPD requires that all new development achieves a high standard of design and contributes to the distinctive character and amenity of the local area. The policy requires development proposals to relate positively to neighbouring structures and make a positive contribution to place, improving the character and quality of an area. The policy also requires proposals to relate positively to their locality by having regard to matters including building heights, form and mass of prevailing development, urban grain, and distinctive architectural styles.
- 6.4 Further guidance relating specifically to residential extensions is provided in Policy DM12, which requires these to be of a high, site specific, and sensitive design quality that respects or complements the form, siting, period, architectural characteristics and detailing of the original building.
- 6.5 In accordance with these policy aims, the extension to the property has been designed to respect the host property and the surrounding area. The extension has been reduced significantly (by 50%) in scale since initial pre-application discussions and is now limited to the side of the property. The scale of the extension responds successfully to the mass of the extension at No. 50, to the east of the Site, which will enhance the symmetry between these properties, marking the entrance to Broughton Gardens.
- 6.6 With regards to detailed design, the extension will match the design of the host property, with a white render exterior and metal window frames. The size, design, and location of the windows within the new extension and to the front of the property have been carefully considered to reflect the existing fenestration, with all windows having painted steel frames to match the existing. The new gate to the garage will be white painted steel to match the existing side gate. The materiality will therefore be in accordance with the aims of Policy DM12 by responding successfully to the existing property.

- 6.7 The proposed extension at lower ground floor means that Policy DM18 is also engaged, which requires applications involving basements to demonstrate that the proposals avoid harm to the appearance or setting of the property or the established character of the surrounding area. The level of the Site means that the lower ground floor element will be completely invisible to the rear as it will be situated beneath the ground. To the front, the lower ground floor will be the same level of the driveway, but it will be hidden behind the side wall and gate. As such, the basement element will not harm the appearance of the property or the surroundings.
- 6.8 Overall, the design of the proposal will be high quality, modestly sized and appropriately detailed and will respond successfully to the aims of Local Plan Policies DM1, DM12 and DM18.

Heritage

- 6.9 The Site is in the Crouch End Conservation Area and whilst it is not listed, it is identified as being a positive contributor to the Conservation Area. The property is identified as being within a relatively consistent terrace of three storey properties with flat roofs, within well-planted and maintained gardens.
- 6.10 Paragraph 199 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Policy DM9 requires that proposals for development in conservation areas complement the architectural style and appearance of the conservation area and its setting.
- 6.11 The proposed side extension and other external alterations to the property will respect and enhance the appearance of the property. The materiality will be white render and there will also be a flat roof to ensure that the proposals maintain the characteristic features of this terrace of properties identified in the CAA. The side extension will also enhance the symmetry between the two properties either side of the entrance of Broughton Gardens, thereby providing an enhancement to the character of the Conservation Area.
- 6.12 Overall, the modest size of the extension and carefully considered details and materiality will respect the host property and surrounding area, thereby ensuring that it is an appropriate addition to this Conservation Area setting.

Quality of Accommodation

- 6.13 Policy DM12 requires that all new rooms created by an extension comply with the relevant space and amenity standards set out in the London Plan.
- 6.14 The new floorspace provided will enable the relocation of the garage and the provision of a new living room at ground floor to be used as a study. This will be generously proportioned and meets the required standards for a room of this nature. It will also benefit from large openings to the rear leading directly to the garden, which will ensure that this room benefits from good levels of daylight, sunlight, and outlook.

Impact on Neighbouring Properties

- 6.15 Policy DM1 seeks to ensure that proposals maintain a high standard of amenity and privacy for neighbours, by providing appropriate sunlight, daylight and open aspects and avoiding overlooking and loss of privacy. Similarly, Policy DM1 requires basement development to ensure that the amenity of adjoining properties is not adversely impacted by reason of noise or increased levels of internal or external activity.
- 6.16 The only neighbour to potentially be impacted by the side extension is No. 50, to the immediate east. Given the position of the extension at lower ground and ground floors, as well as the separation distance provided by virtue of the fact that Broughton Gardens separates the two properties, there will be no adverse impacts with regards to loss of outlook, daylight and sunlight or privacy.

Basement Development

- 6.17 Policy DM18 provides detailed guidance on basement development seeks to ensure that, amongst other things, the proposals do not affect the structural stability of the host property or neighbouring properties, do not increase flood risk, and minimise the construction impacts.
- 6.18 A Basement Impact Assessment has been prepared by Morph Structures which provides full details of the proposed construction methodology, flood risk and drainage impacts. Overall, the report finds that through incorporating proposed recommendations, the proposal will be acceptable in flood risk terms and impacts on neighbours in accordance with Policy DM18. The BIA recommends that the monitoring method is used to check any movements and minimise damage to any adjacent buildings.

Transport and Parking

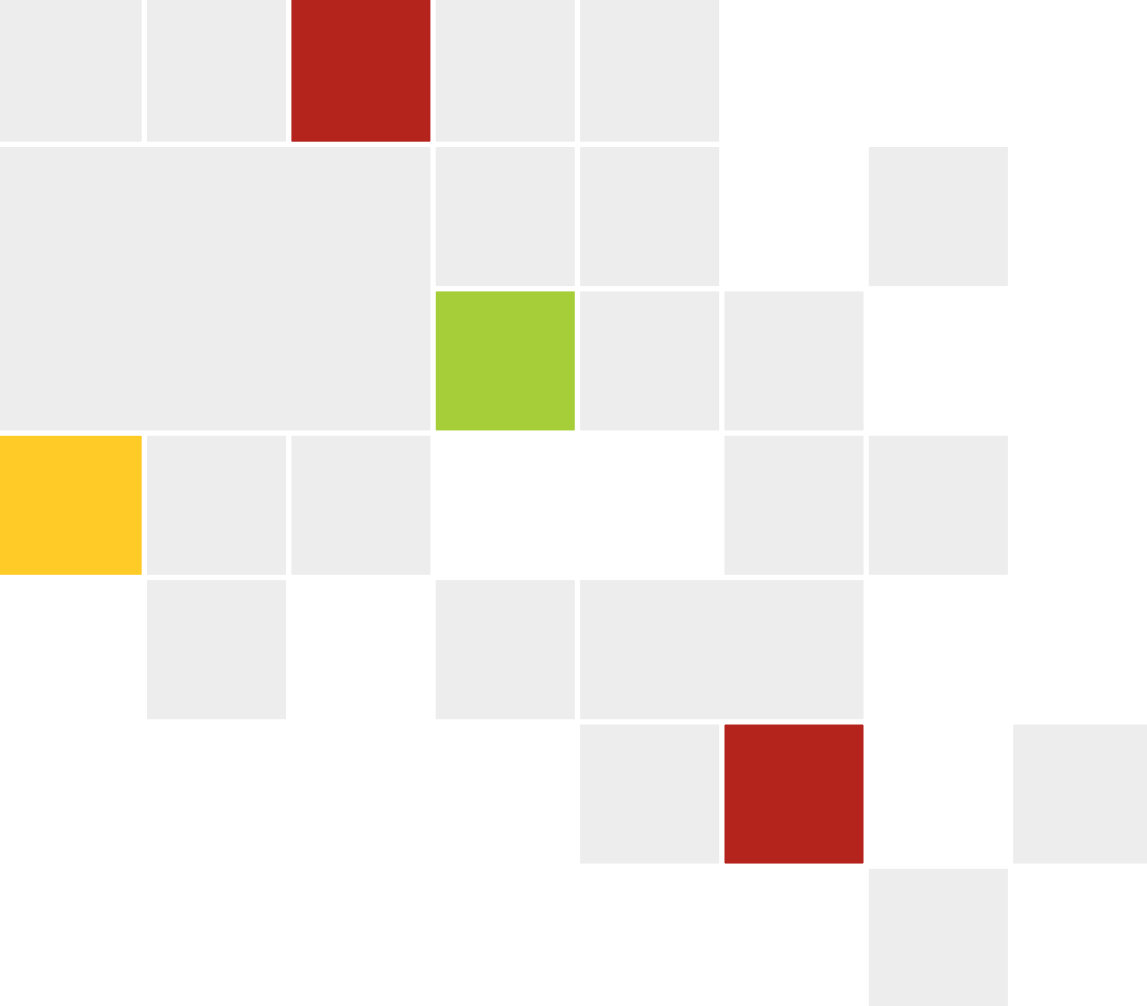
- 6.19 It is proposed to amend the front driveway and relocate the garage as part of the proposals. However, there will be no overall loss of parking on Site, thereby ensuring that there will be no harmful impacts on the local highway network by any reduction in parking.
- 6.20 The proposal also seeks to introduce two cycle parking spaces to the front of the new garage. These will be situated behind a secure gate, ensuring that they are in a safe and convenient location for residents. Whilst not specifically required by policy given that there will be no net increase in unit numbers, cycle parking is encouraged and supported by policy to encourage sustainable travel. As such, the provision of dedicated cycle parking will be a further benefit of the proposals. The cycle parking will also meet the aims of Policy DM35 by ensuring it is not visually intrusive.
- 6.21 The proposal will also provide dedicated refuse storage which will be integrated within the landscaping to the east of the Site.

Trees, Landscaping and Biodiversity

- 6.22 Policy DM21 requires all new development, including landscape works, to consider and implement sustainable design, layout, and construction techniques. Policy DM34 relates to driveways and front gardens and seek to maximise the amount of soft landscaping and encourages the incorporation of permeable materials to manage flood risk.
- 6.23 The proposal involves the reconfiguration of the existing landscaping to the front of the property to enable suitable access to the garage. However, the proposal will continue to ensure that there are two very generously sized planters to the side of the driveway which will continue to make a positive contribution to the character of the area.
- 6.24 The levelling of the driveway provides the opportunity to enhance the sustainability of the Site, as the current impermeable paving will be replaced with a permeable material, thereby incorporating sustainable design features in accordance with the aims of Policy DM21 and DM34.

7. CONCLUSION

- 7.1 The proposal involves a side extension to the existing property, as well as minor external alterations including a relocation of the entrance. These extensions and alterations will greatly enhance the quality of accommodation of this family sized unit by providing additional high-quality living space.
- 7.2 The design has been carefully considered to respect both the existing property and the character of the Conservation Area. It has been demonstrated that the sensitive design and modest scale will preserve and enhance the character of the Conservation Area.
- 7.3 It has also been demonstrated that there will be no adverse impacts on neighbouring residents and that the proposal will be acceptable in flood risk and parking terms.
- 7.4 Overall, the proposal is compliant with all relevant planning policy and will make a positive contribution to the surrounding area. We consider therefore that planning permission for the proposals should be granted without delay



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