

Officer's Report

Application Number	HGY/2022/3528
Type	Householder planning permission
Location	32, Cromwell Avenue, London, N6 5HL
Proposal	Construction of new front walls and piers, creation of bin and bicycle stores, relocation of steps and provision of new hardstanding, as well as planting.
Case Officer	James Mead
Valid Date	02/12/2022
Applicant	Ms Maria Coko
Agent	Mr Andy Down

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- LBH Conservation Officer: No objections to the proposal, however conditions are recommended regarding the brick for the boundary wall and any new hardstanding.
- Highgate Conservation Area Advisory Committee (HCAAC): Object to the application, as it does not adopt the historic features of these front walls, which are particularly mentioned in the Highgate Conservation Area Appraisal. On the evens side of Cromwell Avenue the walls retain a considerable amount of earth, gradually diminishing downhill to where, as this property is located, the house is more less on grade. From Nos. 62 to 34 all properties on this side have these high front retaining walls, as do properties in Cromwell Place and Winchester Road. Nos. 48 and 32 retain the brick coursing following the slope of the hill as do nos. 58 – 62. Many of these walls in the lower part of Cromwell Avenue have been rebuilt without following this pattern and without being faithful to the historic pattern. Recently rebuilt walls have adopted a canted brick at the top of the recess, which appears to be the only option. The proposed coping stones are unacceptable and need to be deeper to match the historic walls. Following inappropriate designs, some probably approved before current planning policies and since the Character Appraisal, would be a slippery slope to causing harm in the Conservation Area.

3. REPRESENTATIONS

3.1 No neighbour representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PERMISSION

4.1 The application site is occupied by a two storey, semi-detached/terraced dwellinghouse of Victorian age. This property is on the western side of Cromwell Avenue and sits at an elevated position above the street. The site slopes upwards from north to south. The setting is residential in character, being predominantly made up of a mixture of semi-detached and terraced properties.

The site is located within the Highgate Conservation Area (CA) and the majority of buildings in Cromwell Avenue, including the host property, make a positive visual contribution to the character of the CA.

4.2 The planning history of the site has been taken into account when coming to this decision.

- HGY/2016/0692: Construction of new brick walls to front garden and construction of bin store. Granted with conditions.

Design, Appearance & Heritage

4.3 The front garden of the site is currently made up of shingle hardstanding and entrance steps, with a low level brick wall running across the frontage. This brick wall is in deteriorating condition, and therefore does not contribute positively to the character of the street or the CA. The CA Appraisal covering this area refers to the red brick walls along Cromwell Avenue, noting that these are prominent features, incorporating recessed panels, stone copings and brick piers with stone caps. These walls are considered to contribute to the design cohesion of this street scene.

4.4 It is proposed to demolish the low level wall and then construct a new front wall, with piers. The height of the proposed wall would reflect the scale of the adjacent boundary walls at 30 and 34 Cromwell Avenue. As such, this new wall would not appear unduly large and would be of suitable height. The HCAAC have raised concern that the new wall would not reflect the detailing or design of historic walls in the area. These comments are acknowledged, however the new wall would be of similar appearance to both the adjacent boundary walls, which form part of the character of this stretch of the CA. Therefore, it is considered that the design and appearance of the new front wall would respect the immediate setting. Furthermore, the new walls would adopt design features of existing walls in Cromwell Avenue, with recessed panels added, red brick used and stone coping installed. As such, it is considered that the new wall would appropriately reflect the detailing of other walls in the locality and would not appear out of keeping in this street scene. Details of the materials for the walls are required via condition, so to ensure that materials used are high quality and complementary to the character of the CA.

4.5 Behind the new boundary wall a bike store is intended to be created. A retaining wall would enclose the bike store, with timber doors and a sloping roof installed. The bike store would be lower in height than the new front wall, and as such would not appear overly large or bulky. The position of the bike store behind the wall would also ensure that this new feature would not appear visually dominating in views along Cromwell Avenue. Details of the materials for the bike store would again be secured via condition, in order to ensure that this addition would be of a sympathetic appearance.

4.6 The works would result in a need to reconfigure the front garden, with new path laid, steps re-located and walls installed along the side. The new walls would be of limited height, and as such would not appear excessively large. The layout of the reconfigured front garden would be similar to that of other gardens in the area, and as such would reflect the setting. A condition is attached securing details of the materials for the walls and any new hardstanding. This will ensure that the works to the front are sensitive to the CA location.

4.7 Overall, the proposed works would be of an acceptable and sympathetic design. The character and appearance of the site, the street scene and the CA would not be harmed. The historic significance of the CA would not be adversely impacted and the special interest of this heritage asset would be preserved.

Neighbour Amenities

4.8 The proposed new walls and other works would not of such scale or location to result in loss of light, overshadowing, overbearing impacts or harm to outlook. The amenity and living conditions of neighbouring properties would be appropriately protected.

Highway & Pedestrian Safety

4.9 The proposed development would not result in a reduction in the width of the adjacent pavement and would not restrict pedestrian movement on the footpath. Therefore, the pedestrian and highway environment would not be unduly harmed. The scheme would also provide secure cycle parking storage for 32 Cromwell Avenue, in turn promoting sustainable transport. This is a positive element of the scheme.

Conclusion

4.10 The proposed development is in general accordance with Policies DM1, DM9, DM12 & DM31 of the DM DPD, Policies SP7, SP11 & SP12 of Haringey's Local Plan and Policies TR1, DH1, DH2 and DH6 of the Highgate Neighbourhood Plan. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

4.11 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions.

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Prior to commencement of above ground works, details of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references for: materials/finishes for walls, materials for bike store and hardstanding materials. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Informatives:

- **INFORMATIVE Hours of Construction**
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.
- **INFORMATIVE Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- **INFORMATIVE Proactive Statement**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our preapplication advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.