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PLANNING STATEMENT

**11 VIEW ROAD,
HIGHGATE**

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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of an application for the demolition of 11 and 11A View Road and the erection of a replacement two storey property with accommodation in the roof.
- 1.2 The site comprises no.11 and 11A and is located on View Road within the Highgate Conservation Area. The property is not listed and is not identified as a positive contributor. To the west of the property is no. 13 which has been converted into two flats and has undergone a number of extensions and alterations over the years. To the east is no. 9 which is a Grade II listed building. To the rear of the site are allotments. The following section provides further detail with respect of the site and planning history.
- 1.3 The proposed development seeks to re-instate a single family dwelling on the site, as originally constructed, with a replacement building of enhanced design, that replicates the design interest of the original dwelling, correcting poor later additions to the buildings whilst delivering a new home that will be more sustainable than the existing over its lifetime. The scheme is described in further detail within Section 3.
- 1.4 Section 4 undertakes an appraisal of the scheme against relevant policies, a heritage assessment provided at Section 5 and with matters drawn together in the conclusions at Section 6.

2. SITE AND PLANNING HISTORY

- 2.1 The site is located on View Road in Highgate. It is approximately a 15 minute walk to Hampstead Heath whilst the closest underground station is Highgate, which is less than a 10 minute walk and which provides access to the Northern Line. The closest bus stops to the site are located within a five minute walk and provide services towards Brent Cross and Archway.
- 2.2 The application site generally appears as one property but comprises two dwellings, 11 and 11A, it was however originally built as a single dwelling. Permission was granted in 1956 to convert the existing property into two self-contained maisonettes and a new garage. Various other extensions and alterations have taken place at the property over the years, including the erection of a rear conservatory. These are set out within the below table:

Application Reference	Proposal	Decision
11 View Road		
OLD/1956/0728	Conversion into 2 self-contained maisonettes and new garage.	Granted 25/04/1956
OLD/1985/1556	Reconstruction of existing garage and conservatory to form new garage and utility room and construction of new bathroom at 1st floor level.	Granted 11/11/1985
HGY/1991/0928	Erection of ground floor rear conservatory.	Refused 11/02/1992
HGY/1995/1012	Conservation Area Consent for demolition of existing rear bay window and part ground floor rear wall to facilitate the erection of ground floor rear conservatory extension.	Granted 14/11/1995
HGY/1995/1013	Erection of ground floor rear conservatory extension.	Granted 14/11/1995
11A View Road		
OLD/1974/1592	Erection of first floor side extension.	Granted 26/04/1974

- 2.3 The site is heavily screened from the neighbouring properties, particularly with no. 9, due to existing tree and hedge planting along the boundaries.
- 2.4 There are two vehicular access points into the site which provide access from View Road and are situated either side of a landscaped semi-circle along the front boundary of the site. At the rear of the property is a patio area with steps down to a long garden which forms an L shape and continues to the rear of the garden of no. 13.
- 2.5 The site is located within the Highgate Conservation Area but is not a building which is identified as a positive contributor. No. 9 to the east of the site is listed along with no. 15 whilst no. 7 is locally listed.
- 2.6 The opportunity has arisen to reinstate the building at 11 and 11A to its original form as a single-family dwelling. The following Section sets out the proposed development in further detail.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal comprises the demolition of 11 and 11A View Road and the erection of a replacement two storey single family dwelling with accommodation in the roof.
- 3.2 The proposed dwelling provides four bedrooms and a guest bedroom, which has been designed to be accessible, a large open kitchen/dining/living area and additional facilities including a TV room, music room, gym and play room. The replacement dwelling has been designed to respond to modern family living.
- 3.3 The application scheme follows a period of design development where proposals for rear and roof extensions were explored. Further analysis of that scheme identified that a significant proportion of the existing structure would need to be demolished to return the current two homes back into its original use as a single home. The opportunity for redevelopment also brought about the ability to significantly improve the sustainability credentials of the site and the new building, over its lifetime, which is explained more fully in the following sections.
- 3.4 The proposed front elevation of the building reflects the design of the existing property but removes those later additions which detract from its original design. The proposal has been designed so that it extends no higher and no wider than the existing front elevation to ensure the proportions of the existing property are maintained.
- 3.5 The single entrance on the right hand side of the bay window is reinstated as the front entrance into the property. The design also includes some additional elements including additional ground floor windows and a chimney, to improve the overall proportions and balance of the façade along with a dormer window to facilitate the utilisation of the roof space. Rather than replicating the existing first-floor roughcast render found on the existing building, the proposal

incorporates tile-hanging which is considered to more appropriately reflect the buildings within this part of the Conservation Area.

- 3.6 The rear elevation has been designed so that it continues the traditional style and proportions of the front façade. The rear conservatory is demolished and replaced with an open plan kitchen/dining/living area that extends slightly into the existing patio area. The rear dormer, as with that proposed at the front, allows the space within the roof to be effectively utilised without having to increase the building depth or height significantly. Additional chimneys are also proposed at the rear so as to balance out the proportions of the dwelling whilst adding further visual interest.
- 3.7 Whilst the proposed replacement dwelling is deeper than the existing, the additional depth at first floor level is focussed at the centre of the building so as to respect the amenity of the neighbouring properties. This element extends no further than the original rear building line of no. 13. A small projection is also proposed along the side adjacent to no. 13 to provide access to the second floor bedroom.
- 3.8 Access into the site is to remain as per the existing arrangement and no changes are proposed to the front driveway. At the rear, the proposal has been designed so that sliding doors are provided from the kitchen/dining/living leading out on to a patio. This patio area is partly covered by a canopy and provides an area for outdoor dining. Steps are then provided from this patio area to allow access to the side of the property adjacent no.9.
- 3.9 Bike storage facilities are located within the garage at the front of the property whilst a bin store is located within the front driveway.
- 3.10 Further detail on the design of the proposal is set out in the submitted Design and Access Statement.

4. PLANNING POLICY APPRAISAL

- 4.1 The Development Plan comprises the Haringey Strategic Policies DPD (2013, with alterations 2017), Development Management DPD (2017) and Site Allocations (2017), along with the London Plan (2021) and Highgate Neighbourhood Plan (2017). It is also relevant to consider National Policy as set out within in the National Planning Policy Framework (NPPF) particularly in terms of the consideration of heritage assets.
- 4.2 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 Paragraph 11 of the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay.
- 4.4 The Council are currently in the process of preparing a New Local Plan, a formal consultation on the Issues and Options took place in November 2020 until March 2021. No further progress has however been made and therefore in line with paragraph 48 of the NPPF, very limited weight can be applied to the emerging plan due to its stage of preparation.

Principle of Development

- 4.5 The application proposes to reinstate no. 11 and 11A as a single family dwelling. The properties were originally constructed as a large single family dwelling and that the site does not fall within a Family Housing Protection Zone (protected under Policy DM16 of the Development Management DPD). The principle of reinstating the property back to a single dwelling is therefore acceptable and will reinforce the overall character of the street and the character and appearance of the Conservation Area.

- 4.6 In accordance with Policy DM10, the proposal will not result in the loss of residential floorspace. The scheme proposes 233m² of additional floorspace. Whilst the site is not located within the Family Housing Protection Zone the proposal nonetheless ensures that the property will be retained for use as a family dwelling by the owner occupier.
- 4.7 The application comprises the demolition of the existing building. The demolition of the property has been carefully considered and is justified in terms of both heritage and sustainability considerations.
- 4.8 Pursuant to the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a statutory responsibility to pay special attention to preserving or enhancing the character or appearance of Conservation Areas within their jurisdiction. The NPPF confirms 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”* (paragraph 199). In this respect the only heritage asset is the Highgate Conservation Area as the existing building is neither a designated heritage asset (listed building) nor a non-designated heritage asset (locally listed building). Whilst the adjacent building, no. 9 is listed, the Heritage Statement confirms that the existing property makes a neutral contribution to its setting whilst the proposal would have a neutral to positive impact, thus preserving and enhancing the Conservation Area.
- 4.9 The existing building is not included within the Council’s current register of locally listed buildings of merit. The Council are currently consulting on an update to this list, again 11 and 11A View Road are not included on this list. The existing building is thus not deemed worthy as a building of merit. With this in mind the Heritage Statement confirms that the existing building makes at best a neutral contribution to the Conservation Area, specifically the Bishops Sub Area. It is not therefore considered to be a building within the Conservation Area that makes a positive contribution to its character and appearance. The

existing building is relatively plain and has no special or historical interest. On the basis that the building makes a neutral contribution, the principle of a replacement dwelling on the site is acceptable, subject to the replacement dwelling being of the necessary quality to preserve or enhance the Conservation Area.

- 4.10 Policy DM9 of the Council's Development Management Policies DPD confirms that the Council will support "*proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.*" The supporting text to the policy confirms that "*Not all elements of a conservation area, however, will contribute to its significance and their replacement and alterations can represent opportunities for the enhancement of the area, including enhancement by development of high quality and innovative design.*"
- 4.11 The proposed replacement dwelling has been designed so that it takes references from the existing property and also from the surrounding properties within the Bishops Sub Area including in terms of its detailing and use of materials. The proposal provides an enhancement to that of the existing dwelling, particularly when viewed from the street scene, achieving a greater symmetry to the front façade and an improved design overall. It increases the gap between it and the neighbouring property at no.13 thus enhancing views to the green areas and planting within rear gardens, which form one of the characteristics of this part of the Conservation Area.
- 4.12 The Highgate Conservation Area Appraisal (December 2013) confirms that there will be a presumption in favour of retaining designated and non-designated assets that make a positive contribution to the Conservation Area. The existing building is neither a designated nor non-designated asset nor does it make a positive contribution and therefore this presumption does not apply.

- 4.13 Policy DG1 of the Highgate Neighbourhood Plan (2017) confirms that *“Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.”* As above, the existing building is not a non-designated heritage asset so this policy similarly does not apply, however, in any event the proposed replacement dwelling is one which does make a positive contribution to the character and appearance of the Conservation Area, as assessed and concluded within the Heritage Statement.
- 4.14 The Heritage Statement confirms that the existing building is an unexceptional example of a 1920’s suburban house rather than an individual building of high-quality “free style” design which characterises the Bishop’s Sub Area. The existing building also includes a number of non-original features that have been added on over the years (as identified in Section 2) and which detract from the overall architectural quality of the building. These include the side extension and garage (adjacent to no.13) added in the 1980’s, the garage at no. 11A added in the 1960’s and the porches and front door added/remodelled in 1956 (see Appendix 1).
- 4.15 The Heritage Statement clarifies that demolition of a building which makes a neutral contribution should not be considered in isolation but rather in conjunction with a replacement building which needs to demonstrate equal or better quality. The proposed replacement building has been designed so that it removes detrimental alterations to the existing design and reduces the bulk, scale and mass of the building at its western side, by omitting the two-storey side extension and proposing instead a reduced single storey element with catslide roof. The fenestration proposed at the front is reflective of the likely original elevation. These improvements, along with others detailed at paragraph 6.11 of the Heritage Statement combine to provide an improved and more architecturally literate front elevation which will enhance the architectural

and visual interest of the site. The rear elevation also provides an improvement to the existing property, providing a more coherent and architecturally literate form.

- 4.16 The non-original elements added to the existing building are identified on the drawing at Appendix 1, in removing these non-original features from the property there is only a proportion of this front façade which would remain as “*original*”. Furthermore to enable the alterations to the roof to update the property to facilitate modern family living, the roof would need to be replaced. The proposal however proposes to replace this with matching tiles and within the matching roof profile to maintain the appearance of the original roof.
- 4.17 The proposal removes negative additions to the existing building that have been included over time and which are unsympathetic, thus in accordance with the supporting text to Policy DM9, the proposal seeks to sensitively redevelop the site, removing negative elements which detract and thus the proposal is one which not only preserves but enhances the Conservation Area. Furthermore, the reinstatement of the building and site back to a single dwelling typology, as originally constructed, will reinforce the overall character of View Road and preserve and enhance the character and appearance of the Conservation Area. On this basis it is not considered that the demolition of the existing building would cause any degree of harm to the significance of the Highgate Conservation Area as a whole.
- 4.18 Further detail on heritage considerations is set out in the submitted Heritage Statement and Townscape and Visual Impact Assessment. The below drawings provide a comparison between the existing front elevation and the proposed front elevation, demonstrating the benefits of the proposal in terms of the quality of the replacement dwelling compared to the cluttered appearance of the existing.



Existing Front Elevation



Proposed Front Elevation

- 4.19 Existing materials will be re-used where possible and the opportunity of a new build enables significant improvements to the energy performance of the building when compared to the existing (as refurbished and extended). Further details on energy and sustainability matters are set out below and within the submitted Energy and Sustainability Statement and Whole Life Carbon Assessment.

Design

- 4.20 As set out above the proposal has been designed, taking cues from the existing building and the surrounding Conservation Area. The design removes later additions to the building and chooses not to reinstate the former rough cast render located at first floor level. The front elevation of the property is significantly improved in comparison to the existing cluttered arrangement. The proposal thus accords with Policy SP11 of the Strategic Policies DPD providing a development of the *“highest standard of design that respects its local context and character and historic significance”*.
- 4.21 The dormer proposed on the front elevation has also been designed so that it respects the design of the existing building. It facilitates the creation of additional space without fundamentally altering the existing building profile.
- 4.22 The scheme has been carefully considered in terms of its location within the Conservation Area and its relationship with its neighbours, ensuring that it extends no further back than no.13. In accordance with Policy DM12 of the Development Management DPD the replacement dwelling has been designed so that it is of a *“high, site specific and sensitive design quality”* respecting and enhancing the Conservation Area.
- 4.23 The design and scale of the proposal reflects the character of the area with a comparable footprint to other properties on View Road, set within large plots, and the rear building line following that of its neighbour, no. 13, so that the building sits comfortably within the surrounding context.

- 4.24 The rear of the property has been designed to maximise light, particularly into the ground floor level and which also allows views out from this space over the rear garden.
- 4.25 Appropriate provision for refuse storage is provided ensuring that the proposal will not impact upon the amenity of neighbouring properties, in accordance with policy DH8 of the Highgate Neighbourhood Plan. A bin store is located within the front driveway allowing bins to be wheeled to the front of the site on collection day.
- 4.26 The proposal thus complies with Policy DM1 of the Development Management Policies DPD by providing a “*high standard of design*” which makes a “*positive contribution to a place, improving the character and quality of an area*”. Further consideration of the proposal against Policy DM1 is set out within the submitted Design and Access Statement.

Amenity

- 4.27 The additional depth to the building when compared to the existing property has been carefully designed so that it extends no further than the existing extension at no.13 whilst the additional depth at the side with no. 9 is stepped in from the boundary to ensure an offset with the rear garden of that property (given it is situated much further forward than no.11).
- 4.28 The additional side projection adjacent to no. 13 has been designed so that it both respects the proportions of the proposed property and would not have an adverse impact on the neighbouring property. It has been designed to incorporate frosted glass and relates only to the staircase used to access the second floor level. The proposal has therefore been designed, in accordance with Policy DM12, so that it does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight arises. In fact, the removal of the 1980’s first floor side extension will improve the daylight serving the windows in the side elevation of

no. 13. The scheme also meets the requirements of Policy DM1 ensuring “a *high standard of privacy and amenity for the development’s users and neighbours*”.

- 4.29 The proposal (see below) incorporates an air source heat pump which has been selected to reduce the carbon emissions of the proposal. An Acoustic Assessment has been undertaken to demonstrate how any noise from the air source heat pump will be mitigated so as to ensure that there are no adverse noise impacts arising from the proposal on either future occupiers of the property or neighbouring residents.

Energy and Sustainability

- 4.30 The proposal is supported by an Energy and Sustainability Statement which demonstrates compliance with Policy SP4 of the Strategic Policies DPD ensuring that new developments take “*measures to reduce energy use and carbon emissions during design, construction and occupation*”.
- 4.31 The Energy and Sustainability Statement demonstrates how the proposed development will secure a 75% reduction in carbon emissions when compared to the building regulations baseline through the inclusion of mechanical ventilation with heat recovery, a high efficiency air source heat pump and the inclusion of photovoltaics. The proposal will achieve zero carbon through an offset payment of £3,420.
- 4.32 A Whole Life Carbon Assessment (WLCA) has also been undertaken. This demonstrates the difference in cradle to grave carbon emissions between the new proposed development and a notional refurbishment of the existing building. The proposed development will have 149.40 tonnes less carbon emissions than the projected emissions from the refurbished scenario. Analysing the 60-year life cycle of the proposed development, the WLCA also demonstrates that due to the difference in operational emissions between the two scenarios, the proposed development becomes the less carbon intensive

option at year 16 of the building's lifespan. There are thus significant energy and sustainability benefits associated with the proposed demolition and rebuild when compared to retaining and refurbishing the existing building.

4.33 An Overheating Analysis has also been undertaken which demonstrates a good level of thermal comfort during summer periods and that the proposal thus complies with relevant building regulation requirements.

4.34 The proposal has thus been designed in accordance with Policy DM21 of the Development Management DPD. The development has considered and implemented sustainable design, layout and construction techniques.

Transport and Parking

4.35 The scheme comprises a single family dwellinghouse which will not result in any discernible change in traffic terms when compared to the existing situation. This is a very small development that will have no impact in transportation terms. The proposal will not therefore have a "*severe negative impact on the highways or the environment*" in accordance with Policy TR4 of the Highgate Neighbourhood Plan.

4.36 A minimum of two cycle parking spaces are required to meet London Plan standards (Table 10.2). Cycle parking is to be provided within the garage proposed within the replacement property. This will provide secure and covered facilities for safely storing bikes.

Trees and Landscaping

4.37 The scheme has been designed to retain the existing front driveway arrangement and the semi-circle of planting within it. The Arboricultural Method Statement provides details of how this planting will be protected during the construction works.

- 4.38 With respect of the rear garden, no removal of trees are proposed and the Arboricultural Method Statement confirms that other vegetation and planting surrounding the existing patio areas will be relocated elsewhere within the garden.
- 4.39 The scheme has therefore been designed to remain, as far as possible with the existing arrangement, ensuring the planting along the frontage of the site is retained whilst providing a large rear garden with opportunities for additional planting. The proposal therefore complies with Policy DM1 of the Development Management DPD as *“landscaping and planting are integrated into the development as a whole”*. The proposal also complies with Policy OS2 of the Highgate Neighbourhood Plan as it retains mature trees and vegetation whilst the retention of a large rear garden provides the opportunity for additional planting.

5. HERITAGE ASSESSMENT

- 5.1 There is a statutory duty for special attention to be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.
- 5.2 The existing building comprises an unlisted building located within the Highgate Conservation Area. The Conservation Area is large with a varied townscape and character, the site is located within the Bishops Sub Area, in the western part of the Conservation Area which is *“more suburban in character with a predominance of larger earlier 20th century housing on large and well landscaped plots”¹*.
- 5.3 As set out within the Heritage Statement there are several examples of more recently constructed houses in this part of the Conservation Area including no.8, 10 and 10a, 14 and 16. The Conservation Area also has significant variety and diversity with many houses being designed as a variant of an Arts and Crafts or Neo-Georgian style.
- 5.4 The Highgate Conservation Area Appraisal identifies that future development should resist the loss of any buildings making a positive contribution to the area and should respect its layout and spaciousness. Notwithstanding this, bearing in mind the number of replacement and remodelled developments that have taken place in this part of the Conservation Area, and on View Road more specifically, the character and appearance of the road as a whole and its contribution to the overall significance of the Conservation Area has lessened over time.
- 5.5 As above, the existing property is not listed, nor is it locally listed or included as a ‘positive contributor’ in the Conservation Area Appraisal. With the presence of other larger replacement dwellings in the vicinity and the lack of uniformity

¹ Paragraph 4 of Appeal Decision at Guildens, Courtenay Avenue (APP/Y5420/W/19/3243272)

along View Road this further dilutes the contribution and value that the existing building makes to the character and appearance of the Conservation Area. The current appearance of the property is unremarkable and overall it makes a neutral contribution to the significance of the Conservation Area.

- 5.6 The proposed replacement property however makes a positive contribution to the Conservation Area and enhances its character and appearance. It has been designed to remove unsympathetic additions to the building with an improvement to the overall symmetry and proportions of the front façade. Whilst the proposed dwelling will be larger than the existing, it will remain of a commensurate size and massing to other houses in the vicinity.
- 5.7 There is significant existing screening between the neighbouring properties, taking this into account and the positioning of the neighbouring dwellings, the overall depth of the development would not be particularly prominent in views from the street neither would it be visually intrusive or overbearing in its scale and appearance in the context of existing development. The revised massing of the west elevation will increase the gap with the neighbouring property, no.13, allowing greater views of the greenery within the rear gardens. The large majority of the rear garden would be retained providing a suitable setting for the replacement dwelling.
- 5.8 Policy DH1 of the Highgate Neighbourhood Plan relates specifically to the demolition of buildings and structures that are non-designated heritage assets. The existing dwelling has not been identified in any local heritage list and the Heritage Statement provides justification as to why it is not be considered such an asset. Therefore, Policy DH1 is not wholly relevant to this application. However, in any event, the policy seeks to ensure that new development should not make less of a contribution than which it replaces. This is achieved by the proposed development for the reasons outlined above. The proposal would also comply with Policy DH2 which requires development to at least preserve the character and appearance of the Conservation Area.

- 5.9 The demolition of the existing neutral building and its replacement with a building that preserves and enhances the Conservation Area is therefore acceptable in heritage terms.

6. CONCLUSION

- 6.1 This Planning Statement is submitted in support of an application for the demolition of 11 and 11A View Road and the erection of a replacement two storey property with accommodation in the roof.
- 6.2 The principle of demolishing the existing building is supported in both heritage and sustainability terms. The existing building makes at best a neutral contribution to the Conservation Area whereas the proposed replacement dwelling provides the opportunity to remove negative additions to the existing building and also provide an enhancement to its design. The proposal from the front, remains largely within the envelope of the existing property, extending no wider and no higher. The proposal results in a property which positively contributes and thus enhances the character and appearance of the Conservation Area and thus provides a betterment in terms of heritage considerations.
- 6.3 In terms of energy and sustainability matters, the proposed replacement dwelling performs significantly better than a refurbished extended property given the opportunities to improve the building's quality from the outset rather than through retrofit measures. It achieves a 75% improvement in carbon emissions when compared to the building regulations baseline incorporating an air source heat pump and photovoltaics. The proposed development also has 149.40 tonnes less carbon emissions over its lifetime than compared to a retained extended and refurbished scheme. Furthermore, over its life-time, due to the difference in operational emissions between the two scenarios, the proposed development is the less carbon intensive option at year 16 of its lifespan. The proposal thus offers significant improvements and is the more carbon sensitive approach in the longer term. The demolition of the existing building is thus acceptable from a heritage perspective whilst the proposed demolition and replacement property offers significant sustainability improvements when compared to a refurbishment scenario.

- 6.4 The proposed replacement dwelling has been designed to provide a family dwelling that meets modern day standards, retains the large garden at the rear of the property, is considerate to its neighbours and sits comfortably within the surrounding context.
- 6.5 The proposal thus makes a positive contribution to the Conservation Area, provides sustainability benefits and ensures a high quality family dwelling on the site for future generations. The proposal accords with relevant policies and in accordance with paragraph 11 of the NPPF should be approved without delay.

APPENDIX 1

No. 13

No. 11

No. 9

The drawing shows in red the extent of fabric demolition that would be required to achieve the proposed scheme, if the building was to be refurbished.

