



Pre-Application Planning Advice Note

Ref: PRE/2022/0144

Date of meeting: 07/06/2022

Thank you for attending the recent Pre-Application Planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: 69 Cromwell Avenue N6 5HS

Proposal: Conversion of four self-contained flats to a family dwelling, demolition of existing rear extension and erection of a single storey rear extension, increased size of the lower ground floor to existing main building and light wells to lower ground floor.

Submitted Documents: Design and Access Statement, 326_S_01, 326_GA_00, 326_GA_01, 326_GA_-01, 326_GA_02

Meeting Date: 07/06/2022

Attendees:

Mark Chan – Senior Planning Officer
Paul Keenan,
Andreas Weiskam

Development Management, 6th Floor, River Park House, 225 High Road, N22 8HQ
preapp@haringey.gov.uk

www.haringey.gov.uk

Summary of Council's response

Overall RAG Rating	Reason for rating
	The following comments are based on the drawings received on 05/05/2022. There would be no net loss of residential floorspace nor the number of family dwellings. It is noted that the host building was originally built as a single-family dwelling and that the proposal would revert it back to its original form. As such, the amalgamation of four flats into a single-family dwelling is considered acceptable in principle, subject to all relevant planning considerations. The proposed creation of a front lightwell at lower ground floor level is considered unacceptable in principle. Whilst there is a short wall along the front boundary, the front lightwell would still be highly visible from public view. It is observed that Cromwell Avenue is within a well-preserved part of the Highgate Conservation Area with most of the properties sharing a distinctive style with mall front gardens and no front lightwells. The proposed front lightwell would detract from the established character of the CA and would adversely impact the street scene.

Review of submitted proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

Red = This element of the element is not currently considered to be acceptable.

Amber = This element of the proposal has not been adequately addressed within the submission.

Green = This element of the proposal is considered to be acceptable by officers.

NOTE: The rating assigned is a result of the officer's consideration of the proposal against the current planning policy (see below) and all other material planning considerations insofar as they are known at this stage (i.e before consultation with the neighbours has taken place).

Policy aspect				Comments
The principle of the proposal			✓	DPD Policy DM10 paragraph C states that the Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace. Whilst the proposed development would lead to the loss of four 2-bedroom flats, it would create a 5-bedroom single-family dwelling. There would be no net loss of residential floorspace nor the number of family unit. It is noted that the host building was originally built as a single-family dwelling and that the proposal would revert it back to its original form. Furthermore, the level of accommodation provide by the existing flats is unsatisfactory as some of the bedrooms are too small by today's standard and would not receive sufficient daylight/sunlight. The application site is also within the Family Housing Protection Zone which means that there may be a high concentration of small self-contained units in the area and larger family homes are needed. As such, the amalgamation of four flats into a single-family dwelling is considered acceptable in principle in this instance, subject to all relevant planning considerations.
Design and Heritage		✓		London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment. The site is within Highgate Conservation Area (CA) and as such should seek to preserve and enhance the character of the area. The existing single storey rear extension would be demolished and replaced by a smaller L-

				shaped single storey rear extension. The replacement extension would be fully glazed on the flank elevations with solid roof which would give it a conservatory appearance. It is considered to be subordinate to the host building and also release more space back to the rear garden as its footprint would be smaller than the existing rear extension. Given its rear location, the replacement extension would not be visible from the street and is acceptable in terms of design and heritage. The proposed creation of flank and rear lightwells at the lower ground floor level and steps leading up to the rear garden are also considered acceptable in principle. The sizes of the lightwells are considered to be subordinate to the host building and a large portion of the rear garden is retained. These lightwells would not be visible from the street. The proposed creation of a front lightwell at lower ground floor level is considered unacceptable in principle. Whilst there is a short wall along the front boundary, the front lightwell would still be highly visible from public view. It is observed that Cromwell Avenue is within a well-preserved part of the Highgate Conservation Area with most of the properties sharing a distinctive style with a small front garden and no front lightwells. The proposed front lightwell would detract from the established character of the CA and is not in keeping with the character and appearance of the host building.
Impact on neighbouring amenity			✓	London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. DPD Policy DM1 states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. It is considered the proposed development would provide high quality accommodation with sufficient head height. All the habitable rooms having openable windows for daylight/sunlight and ventilation. The dwelling would be triple aspect and have access to a large rear garden. The lower ground accommodation would have access to light and outlook via the proposed lightwells with no habitable rooms.

				Given that no external windows are being introduced and the replacement rear extension is considerably set back from the site boundary, it is considered the proposed development would not have material impact on the neighbouring amenities. The basement construction and detailing would also need to ensure structural stability and no adverse amenity impacts.
Basement development		✓		In line with Local Plan policy DM18 'Residential Basement Development and Lightwells' and DH7 'Basements' of the Highgate Neighbourhood Plan (HNP), the LPA will require sufficient investigation of ground conditions to ensure that ground stability and ground water issues are sufficiently understood at the planning application stage. Such investigations should be in the form of a Basement Impact Assessment (BIA) prepared by a firm accredited by the relevant professional Institute. As the proposed development involves significantly increasing the footprint of the lower ground floor and creation of multiple light wells to the lower ground floor, a BIA is deemed necessary in support of a full planning application.
Impact on tree(s) and vegetation		✓		Details of the trees to be removed and any proposed replacements should be presented at application stage.
Waste and recycling		✓		The proposed development is required to provide adequate refuse and recycling storage for this family sized dwelling. Further advice can be obtained from the Council's Sustainable Construction and Design SPD Appendices (March 2013).

Next steps

If you decide to proceed with applying for Planning Permission, the following information will be required when you submit your application:

1. A completed full application form if the property is a flat (available on our website or from the [Planning Portal](#))
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
5. Basement Impact Assessment (BIA)
6. Design & Access Statement
7. Planning Statement (optional)
8. Fee.

The planning application process

Once you have submitted your planning application, it goes through a number of steps:

1. **Validation/Checking**

Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.

2. **Registration**

The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.

3. **Consultation** (a minimum of 21 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. **Decision** (Usually as soon as the consultation has ended).

The planning service can deal with most householder applications under delegated powers and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

Carrying out building works

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

List of relevant contacts

Planning Officer: Mark Chan

Email: mark1.chan@haringey.gov.uk

INFORMATIVE

Please be advised that this response is given at officer level and does not form a formal response or decision of the Council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the Council.