

Officer's Report

Application Number	HGY/2022/4484
Type	Householder planning permission
Location	Round Hill, Compton Avenue, Hornsey, London, N6 4LB
Proposal	Construction of new outbuilding to be used as a security lodge.
Case Officer	James Mead
Valid Date	18/01/2023
Applicant Agent	mr Gian Bertorelli

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- LBH Arboricultural Officer: No objection. The use of ground screws to protect existing roots within the root protection areas should be conditioned.
- Highgate Conservation Area Advisory Committee (HCAAC): No objection.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a large, detached two storey dwellinghouse. This property sits at the northern end and on the eastern side of Compton Avenue, which is a private road running north from Hampstead Lane (B519). Compton Avenue is made up of large detached properties of varying age, with both modern and more traditional dwellings present. Beyond the site to the north is Highgate Golf Club. The site is located within the Highgate Conservation Area (CA), however the modern nature of the host property means that it does not specifically contribute to the historic significance of the CA.

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

- HGY/2018/3433: Construction of a single storey outbuilding as a security lodge. Approved with conditions.
- HGY/2008/0503: Demolition of existing building, garage and pool house, and erection of new replacement 3 storey property comprising 9 bedrooms, with rooms, pool, gym and cinema at basement level, and 1 x two storey garage in rear garden. Approved with conditions.
- HGY/2007/1990: Demolition of existing building, garage and pool house, and erection of new replacement 3 storey property comprising 9 bedrooms, with rooms, pool, gym and cinema at basement level and 1 x two storey garage in rear garden. Approved with conditions.

- HGY/2006/2380: Demolition of existing property, garage and pool house and erection of replacement 3 storey property comprising 9 bedrooms, rooms at basement level, 1 x 2 storey garage and pool house in rear garden. Approved with conditions.

4.3 This scheme proposes the erection of an outbuilding to the front of the site and in the south-western corner of the plot. This outbuilding would be used as a security lodge, in association with the main property. The same development was previously approved under reference: HGY/2018/3433.

4.4 The proposed outbuilding would be of limited dimensions, and therefore this addition would remain subservient and subordinate to the main property. The siting of the outbuilding to the front of the site means that it would be visible from Compton Avenue. However, again the modest proportions of the outbuilding would ensure that the addition would not appear unduly bulky or large in the street scene. The outbuilding would have a flat roof and timber cladding would be applied to the external walls. This design and the materials would result in a modern appearance for the outbuilding. Whilst this is noted, there is no objection to the modern appearance, given the variety of building types evident in Compton Avenue. The outbuilding would be of acceptable design, with the character and appearance of the site, the street scene and the CA not harmed. The special interest and historic significance of the CA would be preserved.

4.5 The outbuilding would be sited close to the boundary with West Lodge (property to the south). This proximity is noted, however the limited scale of the outbuilding means that issues such as: overbearing impacts, loss of light, overshadowing or harm to outlook would not occur. The outbuilding would not allow inappropriate views towards West Lodge. No other properties would be in such proximity to the proposal to be materially impacted. The amenity, living conditions and privacy of all the neighbouring properties would be appropriately protected.

4.6 There is a tree situated just to the west of the proposed development and the outbuilding would be within the root protection area of this landscape feature. This is acknowledged, however the Design & Access Statement outlines that a ground screw technique would be utilised when constructing the outbuilding. The Arboricultural Officer has reviewed this and has no objections to this technique. Therefore, it is considered that this approach to construction would protect the adjacent tree. Subject to a condition securing the construction technique, it is considered that the tree would be protected.

4.7 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, Policies SP11, SP12 & SP13 of Haringey's Local Plan Strategic Policies 2017 and Policies OS2 and DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning

permissions.

- 2 The approved plans comprise drawing nos: 17-J2145-SL01 Rev P1, 17-J2145-SL02 Rev P1, 17-J2145-SL03 Rev P1 and 17-J2145-SL04 Rev P1. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 The external materials to be used for the proposed development shall match those as specified on the submitted planning application form.

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 and DM12 of The Development Management DPD (2017).

- 4 The elements of the structure within the root protection area of protected trees shall be implemented using the ground screw non-disruptive foundation technique under the supervision of a Consultant Arboriculturalist.

Reason: In order to safeguard the root systems of those trees on the site, which are to remain after building works are completed, in accordance with Policies SP11, SP12 & SP13 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

Informatives:

- **INFORMATIVE: Hours of Construction Work**
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.
- 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 pre-application 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.

