

London Borough of Haringey
Planning Service
Level 6
River Park House
Wood Green
N22 8HQ

10th March 2023

Dear Sir / Madam,

Planning Statement & Covering Letter

Ref: HGY/2021/3556_Beaulieu House, Compton Avenue, Highgate, London, N6 4LH

This Planning Statement (the 'Statement') has been prepared and submitted by BÜF architecture, on behalf of Noor Ahmed (the 'Applicant'), to support an application for planning permission at Beaulieu House (the 'Site').

The purpose of this letter is to outline the documents constituting the application, with reference to relevant planning policy, for consideration by London Borough of Haringey ('LBH' or 'the Council'), for the proposals: refurbishment and extension of the existing dwellinghouse, with new basement, landscaping and associated works at Beaulieu House, Compton Avenue, London, N6 4LH.

This revised application follows the withdrawal of the original full application, reference HGY/2021/3556, and receipt of formal pre-application advice, reference PRE/2022/0246. Advice received therein is summarised on the following pages.

As agreed with LPA in email communication dated 20th February 2023, no planning fee is due for this revised submission.

Site and Surrounding Context:

The Site is located on Compton Avenue, a private and gated road, and comprises a 2.5 storey detached house with living space in the pitched roof, together with landscaped grounds. A number of trees are on and in proximity to the site and are protected by a group Tree Preservation Order (TPO) which means all mature trees are protected.

The dwelling on site is not Statutorily or Locally Listed, although it is located within the Highgate Conservation Area. The Heritage impact of the proposal, together with the impact upon the character and appearance of the Conservation Area are referenced / assessed below. Note: the conservation officer stated it should be listed and protected.

Large, detached residential dwellings characterise the surrounding area, notable for dwellings with spacious front and rear gardens, as well as open green spaces (Highgate Golf Course to the north and Hampstead Heath to the south). This gives the area a verdant feel despite its urban location. The predominant height of houses surrounding the Site is 2.5 storeys.

The image below shows the location of Beaulieu House and the approximate outline of the site within the context of the surrounding area.



The Site is within Flood Zone 1 and is at low risk of flooding from surface water and reservoirs.

Accessibility

Vehicular and pedestrian access into Beaulieu House is via Compton Avenue, which adjoins Hampstead Lane, a main arterial route which spans north London and links the areas of Hampstead, Highgate and Archway.

Local amenities including parks, local shops, supermarkets, restaurants, a medical centre, and a nursery, a primary and a secondary school are all within 2km of the Site.

The Site is within TFL Travel Zone 3. The nearest bus stops are located on Hampstead Lane 0.8m from the Site. The nearest stations are Highgate Underground Station (Northern Line), 1.3km to the east of Site, and Hampstead Underground Station (Northern Line), 2km to the west of Site.

Planning History

A review of Haringey Council's online search centre has revealed the following planning applications on the site: -

Application reference	Description	Status
OLD/1960/0590	Severance of part of garden and erection of block of 5 flats and garages.	Refused 05/10/1960
OLD/1960/0143	Severance of part of garden and erection of one house and double garage.	Grant 21/12/1960

Surrounding Relevant Planning History

There are a number of planning applications on nearby sites which are relevant to the pre-application proposal. These applications establish the principle of redeveloping sites in the Conservation Area: -

Application reference	Address	Description	Status
HGY/2019/1168	Guildens Courtenay Avenue London N6 4LP	Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level.	Grant 15/07/2019
HGY/2017/1560	Bracken Kno Courtenay Avenue London N6 4LP	Demolition of house behind retained front facade, construction of replacement house of 1253sq m with accommodation at lower ground, ground, 1st floor and attic, and associated landscape and tree protection (exact copy of existing Consent HGY/2013/2486 granted 04/04/2014)	Grant 22/09/2017
HGY/2016/3876	Derwen Compton Avenue London N6 4LH	Retention and modifications to the front facade, demolition of existing house and erection of new build detached house including basement and attic accommodation.	Grant 28/04/2017
HGY/2016/1595	Far End Compton Avenue London N6 4LH	Demolition of existing dwelling and replacement with a 2 storey house with rooms in the roof and basement	Grant 17/10/2016

HGY/2015/2963	Compton House Compton Avenue London N6 4LB	Partial demolition of existing dwellinghouse and redevelopment behind a retained front façade and part side elevations comprising basement level, ground, first and roof level floor. Erection of swimming pool enclosure and other associated development and landscaping works. Erection of single storey summer house in rear garden.	Grant 22/01/2016
HGY/2014/1901	Nice Place Compton Avenue London N6 4LH	Demolition of Nice Place including garden pavilion and other outbuildings and erection of replacement dwelling with a basement and two new garden pavilions with associated hard and soft landscaping works.	Grant 08/09/2014

Summary of Pre-Application Advice

A submission for formal pre-application advice was submitted in August 2022. A meeting was held on 18th October 2023 attended by BUF, KM Heritage and council members Mark Chan (Planning Officer) and Elisabetta Tonazzi (Principal Conservation Officer).

The LPA comments on the proposal are noted below along with a short summary of the developed design responses from BUF.

Single storey side extension on the southern side

The massing is acceptable in principle, but the material and design should be more lightweight and look more in keeping with the character of the host building. A lightweight, traditional yet simple conservatory would be appropriate. This is because the southern side of the property, unlike the opposite side, is quite visible in public view and is a sensitive façade. Therefore, it does not have the same modern design language as the other proposed extensions but instead be more traditional and consistent with the character and appearance of the host building.

BUF response:

The developed design responds to these comments by reducing both the number and depth of mullions. The result is an increased lightness which creates a classic and timeless addition, without reverting to pastiche.

Two-storey side extension on the northern side, and a single storey rear extension/loggia

The extensions are considered subordinate and appropriate in terms of massing and design. It is noted that the side extension would be set back from the main front elevation by at least 1m to appear more subordinate. The lightweight, glazed first floor of the two-storey side extension would not only reduce the weight of the extension but also give the extension a modern appearance. It is also noted that the rear extension would be no deeper than half the depth of the original dwelling and would be fully glazed to allow more light into the space. The width of the rear extension would be limited to the rear gable end of the main building and the northern side extension and would not be full width.

Overall, they are considered acceptable additions.

BUF response:

All the listed preferences and requirements noted have been incorporated into the developed proposal, which also takes into account the further key comments noted below:

Principle of Development

- The building is one of very few surviving original buildings along Compton Avenue.
- The building makes a positive contribution to the character and appearance of the conservation area because of its intactness and rarity, giving it architectural, historic and townscape interest.
- The loss of the building would negatively impact the conservation area due to the cumulative effect of other developments.
- Bringing the site back into beneficial use would be fully supported by the council.
- The LPA therefore advise that the existing building should be retained, restored, and sensitively extended.

Design Approach

- Extensions should be subordinate to the host building in terms of architectural language, siting, gardens, and plan form.
- A language of ‘fronts and backs’ established on the street should be maintained.
- Gaps between the properties create a rhythm of built form and open space.
- A reduced plot area ratio may still be largely in keeping with the suburban grain.
- Accommodation should adhere to space standards for housing.
- Hardstanding should use high quality materials and be well detailed to enhance the overall design.

Housing Quality & Inclusive Design

- The proposal should meet all the requirements of the London Housing SPG
- A new dwelling should be designed and constructed in line with Building Regulations Part M4 (2) – note: as the building is an existing dwelling, this regulation should not be applied.

Sustainability, Drainage & Flooding

- There is a presumption in favour of retention of existing buildings.
- Enhancement and improvement of energy efficiency and demand is seen as beneficial.
- An Energy Assessment should be submitted demonstrating compliance with Policy SP4.

BÜF

Note: as there is no new dwelling this is not seen to be necessary. However, a Sustainability Checklist has been included in the Design and Access Statement.

- The dwelling shall not install active cooling.
- Sustainable materials should be included where possible.
- Living roofs are encouraged.
- Developments should utilise sustainable urban drainage systems in line with the council's cascading hierarchy for SuDS.

Impact on Neighbouring Amenity

- There is plenty of scope to increase the footprint, bulk and massing of the dwelling on site.
- Consideration should be given to the proposal's impact on Esterel and Woodley to the south and north respectively, as well as no.40 Hampstead Lane to the west.

Highways & Transport

- The proposals should include cycle parking.
- A Construction Logistics Plan or Construction Management Plan should be submitted. Note: it is proposed this would be dealt with by conditional approval if the application is successful.

Waste & Recycling

- Refuse storage should be provided.

Proposed Development

The application proposal seeks the extension and redevelopment of the existing building and site to provide an enhanced dwelling with associated car parking and amenity space. Further details are provided in the accompanying Design and Access Statement.

Relevant Planning Policy

The Development Plan for LB Haringey comprises:

- The London Plan (2021)
- Strategic Policies DPD (2013) (with alterations 2017)
- Development Management DPD (2017)
- Policies Map (2017)
- Highgate Neighbourhood Plan (2017)

Other Relevant Planning Policy & Guidance

In addition to the Development Plan, the National Planning Policy Framework (NPPF) (2021) and the National Planning Policy Guidance (NPPG) (published online since March 2014) are also important documents in the consideration of this scheme.

Relevant Supplementary Planning Guidance (SPGs) comprise: -

- Highgate Conservation Area SPG

Town Planning Assessment

Principle of Development

Principle of Residential Use

The principle of residential use is established by the site's current established lawful use, as a residential dwellinghouse and associated grounds (Use Class C3). Given this, it is considered that principle of continued residential use of the site is accepted.

Extension and Alterations to the Existing Building

A scheme has been drawn up for the favoured retention of the existing Quennell house, which has been tailored to fully address the LPA's comments and concerns. As such, the principal planning policy matter regards the alterations and extensions to the existing dwelling. A sensitive approach with regard to proposed extensions and alterations will be a key consideration given the site's location within the Highgate Conservation Area.

Policy DM10 of the Development Management DPD (Housing Supply) establishes that the council will resist the loss of all existing housing unless it is replaced with at least equivalent floorspace. This policy requirement is complied with, as part of the development proposal.

Further to this, there are a number of policies which offer protection to the historic environment. Policy DM9 (Management of the historic environment) sets out various criteria that proposals must meet relative to designated heritage assets (including Conservation Areas), namely: -

- i. development which conserves and enhances the significance of a heritage asset and its setting will be supported.
- ii. proposals affecting heritage assets will be assessed against the significance of the asset and its setting.
- iii. development should respond to the spatial qualities of Conservation Areas by preserving them and enhancing the elements which make them unique.

Policy DM9 also establishes the importance of Haringey's Conservation Areas in shaping local character and creating a sense of place.

Policy DM1 (Haringey Design Charter) which states that proposals within Conservation Areas will be expected to demonstrate consideration not only for the design treatment of individual buildings, but also their wider setting. In addition to this, policy DM9 states that Conservation Areas can be enhanced through the sensitive redevelopment of sites.

Given the site's policy designation, the *Highgate Conservation Area Character Appraisal and Management Plan* (2013) is a key policy document in the consideration of the pre-application enquiry. The site is located in sub-area 7, Bishops. In the appraisal a character appraisal of Compton Avenue is provided. It is summarised that the Bishops Area is an excellent example of high-quality residential development and that future development should resist the loss of any buildings making a positive contribution to the area and should respect its layout and spaciousness. It is noted that the site is not identified therein as being a "positively contributing building", but pre-application advice has shown the council feel that the cumulative erosion of original buildings places greater significance on the application site.

In section 11 of the Conservation Area Appraisal (Problems, Pressures and Enhancement Opportunities), 'demolitions and replacement buildings' are identified as being a problem and pressure. Within this, it is stated that existing buildings are often demolished and replaced with luxury residences or blocks of apartments with potentially inappropriate scale and design, detrimental to the character of the area.

It is also noted that there has been intense pressure for complete demolition and re-development in the Bishops area. In recent years, many original houses have been replaced with modern, contemporary, or new 'reproduction' style ones and it is now evident that some of these are too big, too wide and too deep, and, together with their large basements, are oversized compared to the size of original houses, leaving little opportunity for any planting or landscaping on the side boundary and the characteristic visual gaps between houses. The proposals seek to avoid such harm to the heritage asset. In line with the principles for development control, the applicant engaged in pre-application consultation to work jointly with the LPA to develop an acceptable scheme. The applicant now submits a scheme that fully responds to advice garnered in this consultation, maintaining the non-designated heritage asset and sensitively altering and extending to meet the needs of its occupants.

Further to this, it is also acknowledged that the Highgate Neighbourhood Plan (2017) contains key policies in the consideration of this pre-application enquiry. In terms of core objectives, no.5 is to preserve and enhance Highgate's unique character. With reference to policies, policy DH1 (Demolition in Highgate's Conservation Areas) states: -

- a. Any replacement should make a positive contribution to the Conservation Area.
- b. Reference is made to Policy DH2 (Development Proposals in Highgate's Conservation Areas) which states that development proposals should preserve or enhance the character or appearance of Highgate's Conservation Area.

It is therefore considered that planning policy supports the refurbishment and extension of existing buildings in the Conservation Area where it is demonstrated that the loss of building is not detrimental to the character and appearance of the Conservation Area and where its replacement is a positive contributor. It is considered that the extension and refurbishment of the existing building should not be opposed, as it is of a high very high design quality and will positively contribute to the area.

It is acknowledged that all mature trees on site are protected by a TPO, in this regard consideration should be given to section 5.15 of the Design and Access Statement (Tree Analysis). As part of the pre-application scheme Tyler Grange (qualified arboriculturists) were appointed to conduct a desktop tree survey. Following receipt of pre-application advice, Tyler Grange were subsequently engaged to conduct fieldwork and have visited site to produce a detailed tree survey and collaborate on the proposals, advising at each stage on the impact of the proposals on existing tree stock. The culmination of their work is an Arboricultural Impact Assessment (AIA), which has been submitted in support of the application proposals.

In summary, the AIA finds that the development is feasible and has been designed carefully to avoid the loss of high value trees. Trees requiring removal to facilitate the development are therefore predominantly of lower categories (Category C & U trees) with the removal of a small number of B category specimens also required. These trees will be replaced as part of the development's soft landscaping scheme.

It is proposed that should the application be approved, provision of an Arboricultural Method Statement and Construction Management Plan would be required by condition and submitted prior to implementation of the scheme.

Principle of Basement Development

Policy DM18 states that the construction of new basements will only be permitted where it can be demonstrated that the proposal will:

- Not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway;
- Have regard to local geological conditions;
- Does not increase flood risk to the property or neighbouring properties;
- Avoids harm to the appearance and setting; or
- Have an adverse impact on the amenity of the property, neighbouring properties, and local, natural and historic environment.

In addition to this, policy DH7 of the Neighbourhood Plan states that where there is evidence that there may be problems with drainage or flooding, applications for basement dwelling will be supported only where they meet the requirements set out within this policy.

A Basement Impact Assessment has been submitted to demonstrate acceptability from this perspective as well as in terms of structural stability. In short, there is no indication that the proposed basement will present any problems in terms of drainage or flood risk (site is within Flood Zone 1). Furthermore, the basement would avoid harm to the appearance and setting of the area and would not have an adverse impact on the amenity of the property, neighbouring properties and the local, natural and historic environment.

It is considered clear that the proposed basement should be supported.

In addition to this, there are a number of approved applications which include basement development along Compton Avenue. The map below shows the properties of which applications have been submitted and approved for basement development in relation to the site (outlined in red). Please note this map does not include all properties with basements on Compton Avenue, an example of this is Far End where it is known that this property has a basement.



Design & Heritage

The NPPF attaches great importance to the design of the built environment, where good design is considered a key aspect of sustainable development. Policy D1 of the draft London Plan and Policies SP11, SP12, DM1 and DM9 of Haringey's Strategic and Development Management Policies assess all proposals for new development on the basis of the scheme's ability to achieve a high standard of design and contribute to the distinctive character and amenity of the local area.

The Highgate Conservation Area Appraisal and Management Plan further expands on guidelines regarding the quality and design of proposals within the conservation area, stating that the area has intense pressure for the complete demolition and re-development of houses.

In accordance with SP11 and 12, which aim to conserve the historic significance of Haringey's heritage assets and historic environments, the proposed extension and refurbishment of the existing house will be of a high-quality design standard, complimentary to the existing buildings and surrounding context, and be of an appropriate scale and form to ensure it is not overbearing within its surroundings and is in keeping with the spacious nature and characteristic visual gaps between the houses, of the Conservation Area. Established views from the street will not materially alter given the proposed set-back and subordinate nature of the replacement house.

In accordance with national and local planning policy, a Heritage Statement has been provided. This document specifically addresses the heritage significance and impact of the proposed alterations to Beaulieu House and the impact of these alterations on the Highgate Conservation Area in which it is located. The study first looks at relevant information required to understand the proposal area including desktop research, map analysis and the production of a baseline history of the property and its surroundings.

Baseline information provides an understanding of the application site and informs the subsequent assessment of significance, in connection with an assessment of relevant statutory legislation. The assessment finds the building to be of low significance i.e. not noted within the local plans of conservation area appraisal, but of low to medium significance due to its comparative rarity, a result of the gradual erosion of the original Arts and Crafts housing stock by the Quennell brothers.

The Heritage Statement, read in conjunction with the Design and Access Statement, illustrates that the design, scale, form, and layout of the proposed interventions have been developed to be in-keeping with the surrounding Conservation Area and neighbouring houses, whilst ensuring the amenities of neighbouring residential properties and gardens are protected.

Both the Design and Access and Heritage Statements include detailed analysis of the surrounding context. The proposed material palette and detailing will match and complement the architecture of the neighbouring houses, the local character, and the Conservation Area.

Again, reference should be made here to the accompanying Design and Access Statement, which includes substantial justification for the high-quality design of the scheme as well as 3D imagery that illustrates the narrative of the proposed: a complimentary architecture that roots the existing building to the garden setting, allows the original house to be clearly read and returns it to the original built state by refurbishing and upgrading the external envelope. Rather than pronounced contemporary additions, the extensions are classical and timeless, sit comfortably with the existing building, and are subtly and quietly read as additions, enriching the house and garden composition.

The Heritage Impact Assessment finds that the proposals will cause less than substantial harm to the site and Conservation Area within which the site is located and are in fact beneficial to the host building.

Housing Quality

Policy H6 of the draft London Plan requires housing schemes to be of high-quality design and provide for adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners. All rooms meet the minimum internal standards as set by policy D6 of the draft London Plan.

In accordance with the draft London Plan, housing development will also maximise the provision of dual aspect dwellings as well as provide sufficient daylight and sunlight to new and surrounding housing. The existing house is already dual aspect, and the proposal will also be designed with adequate and easily accessible storage space which

supports the separate collection of dry recyclables and general waste.

Adequate external amenity space is also proposed as part of the development, in accordance with Policy D6 of the draft London Plan and Policy DM1 of the Haringey Development Management Policies. Alterations and extensions to the existing house will also be sensitively designed and have a high-quality finish to merge seamlessly with the surrounding character of the Conservation Area and neighbouring houses.

Policy DM11 of Haringey's Development Management Policies applies the London Plan Policies on residential density in accordance with Policy SP2 of the Council's Strategic Policies but expects the optimum housing potential of the site to be determined through a design-led approach, having regard to Haringey's Urban Characterisation Studies. Policy GG2 of the draft London Plan supports the Council's Policies by applying a design-led approach to determining the optimum development capacity of sites when making the best use of land.

In accordance with the Site's location within the Highgate Conservation Area characterised by its spaciousness and verdant nature, the proposed extensions are driven by ideas that connect the house to the garden setting. It is considered a design-led approach reflecting the key attributes of the Conservation Area is in accordance with the draft London Plan and Haringey's Strategic and Development Management Policies.

The benefit of an extensive refurbishment to the dwelling from a sustainability perspective is also a key consideration in the scheme. Further details of this are provided within the Design and Access Statement.

Sustainability

As noted in the LPA's pre-application advice, there is a presumption in favour of retaining existing buildings to reduce the embodied energy required to demolish and rebuild the dwelling. As such, the applicant has sought to improve the existing building's energy efficiency and reduce its operational energy demand.

The proposals include a whole house refurbishment including retrofit insulation (internally) along with a Passivhaus style heat recovery system using an air source heat pump and mechanical ventilation heat recovery units located in the basement plant room, and by using low energy lighting and systems. Triple glazing would be used where possible. The proposals would seek to design in line with the Passivhaus Institute's Low Energy Building Standard in order to minimise energy usage. Further detail is included in section 5.16 of the Design and Access Statement.

As set out in this section, the applicant's overall sustainable objective is to create a comfortable and low energy home for their young family by designing to high levels of airtightness, exceeding Building Regulations insulation requirements and employing other passive measures such as using solar control glass on the extension.

A green roof is proposed in order to increase biodiversity, reduce surface water runoff and reduce the urban heat island effect.

Given the sustainability strategy proposed it is evident that compliance is achieved with the adopted policies of the Local Plan. Specifically, the proposal will assist in providing an environmentally sustainable future as well as working towards a low carbon Haringey (in accordance with policy SP4). Substantial weight should be afforded to the sustainability benefits of the scheme.

Impact on Neighbouring Amenities

Policy D3 and D6 of the draft London Plan requires new development to optimise site capacity through a design-led approach. Development proposals should deliver appropriate outlook, privacy and amenity as well as provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context. This is supported by DM1 of Haringey's Development Management Policies, which states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours, including appropriate sunlight, daylight and open aspects to all parts of the building and an appropriate amount of privacy to avoid overlooking and loss of privacy.

The design of the proposed replacement house has been carefully considered in relation to neighbouring dwelling to ensure that the proposal does not have a detrimental impact on the amenities of neighbouring residents. A sun path analysis has been carried out that demonstrates that the impact of the proposals on Woodley to the north is negligible. It is also noted that the boundary here is host to several mature trees and shrubs which already overshadow Woodley.

BUF

The proposal's location within the Highgate Conservation Area, which is characterised by its spacious nature, also ensures that impacts to neighbouring amenity is kept to a minimum as the design of the proposal aims to maintain this spacious nature. Consequently, the impact to neighbouring amenities and prospective resident's amenities will be minimal and any impact has been mitigated.

Highways & Parking

As demonstrated previously, the Site is located within a sustainable location where walking and public transport is a viable mode of transportation. Adequate spaces for cycle and vehicle parking will also be provided in accordance with policies SP7, DM32 and the London Plan Parking Standards. Therefore, on the grounds of highways and parking, the proposed development is considered wholly appropriate.

Community Infrastructure Levy

The site is located in the West Area accordingly the CIL Charging Schedule for Haringey (2021). In this zone the charge per sqm for residential use is £265 (£369.23 with indexation included). Haringey is within MCIL Zone 2 where the rates per sqm is £35 x 1.269 per m2 charge on net additional increase in floor space over 100m2.

Conclusion

This application for householder planning permission follows a meaningful consultation with the local authority. The proposals contained herein have been informed by LPA advice, including the retention of the existing building and provision of a range of accompanying documents which demonstrate the scheme is policy compliant. It is demonstrated within this submission that the proposed development should be supported by the LPA in principle given its accordance with planning policy, the scheme is a high-quality design and will improve the site whilst having a positive impact on the Conservation Area. The applicant would welcome the LPAs comments on this scheme and the opportunity for open dialogue.

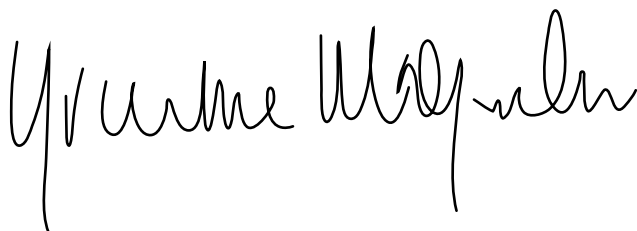
In addition to this Cover Letter, the following documents have been submitted in support of this application:

1. Householder Application Form prepared by BUF Architecture;
2. This Planning Statement and Cover Letter prepared by BUF Architecture;
3. Design and Access Statement prepared by BUF Architecture;
4. Heritage Statement prepared by KM Heritage;
5. CIL Additional Information Form prepared by BUF Architecture;
6. Site, Location and other plans prepared by BUF Architecture;
7. Basement Impact Assessment prepared by LBHGEO;
8. Structural Strategy prepared by MNP;
9. Arboricultural Survey and Impact Assessment by Tyler Grange.

If a site visit is required in advance of, or on the day of meeting, this can be arranged. If you require hard copies of any of the submission material, please do not hesitate to ask.

In the meantime, if you have any queries relating to the proposals, please feel free to contact either myself or Neil Ferries (neil@bufarchitecture.com) at this office. I look forward to your formal acknowledgement of this planning application.

Yours sincerely,



Graeme McQuaker ARB
For and on behalf of BUF architecture