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Town Planning Consultancy

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Our ref: CWA/CMW/pl/0952

Date: 4th April 2023

London Borough of Haringey
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ.

VIA THE PLANNING PORTAL ONLY

Dear Sir or Madam,

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 96A
SITE AT 1A WOODSIDE AVENUE, LONDON N6 4SP
PLANNING PORTAL REF: PP-12053586

I refer to the above site, and to the above application for non-material amendments to S.73 planning permission HGY/2018/0964 (“the S.73 Permission” and “the Approved Scheme”) for *‘variation of condition 2 (approved plans) of planning permission HGY/2014/1977. Proposed amendments to approved plans include:- increase in ground floor footprint of dwelling to provide additional floorspace, and alterations to basement fenestration’*.

The original planning permission HGY/2014/1977 (“the Planning Permission”) permitted the *‘demolition of existing outbuilding, and construction of single storey one bedroom dwelling’*.

A non-material amendment was agreed by the LPA on 27th February 2023 under reference HGY/2022/4500 to exclude reference to the word *‘basement’* in the approved description of development in the Planning Permission, as modified by the S.73 Permission.

The non-material amendments, the subject of the current S.96A application, comprise:-

- The omission of the basement level, and
- Minor adjustments to the footprint, window and door positions, and roof detailing of the dwelling.

These amendments are shown on drawing nos. 2221/PL201C, 202D and 203D which form part of this submission. These drawings are annotated to show, for comparison purposes, the Approved Scheme in red outline.

The LPA is asked to note that the application site address of 1A Woodside Avenue has been confirmed by the Royal Mail and the Council's Local Land Charges Team (Street Naming and Numbering). The site's previous address was '*land rear of 24 Great North Road, London N6 4LU*'.

Site Context

The site is situated on the north-western side of Woodside Avenue, a short distance to the north-east of the junction with Great North Road. The site is occupied by a single storey dwelling ("the Dwelling"), the subject of this application, which has an L-shaped footprint and a flat roof with higher and lower sections. The Dwelling is served by its own private garden. The site lies to the rear of the curtilage of 24 Great North Road which is occupied by a two storey (plus roof level) semi-detached house which is in use as 5 self-contained flats.

The surrounding area has a mixed residential character, and includes family houses, properties converted into flats, and purpose-built blocks of flats. To the north-east of the site, Woodside Avenue crosses London Underground (LUL) tracks which lead to rail sidings to the south-east. The site lies approximately 500 metres to the south of East Finchley Underground Station. There are frequent bus services along this section of Great North Road. Woodside Avenue is subject to localised double yellow line parking restrictions although a section of unrestricted parking is provided in the vicinity of the site.

The site is located within Flood Zone 1 (low risk), and is subject to PTAL 3. No heritage assets have been identified at or in the vicinity of the site.

Planning History

The site at 24 Great North Road, which previously included the current smaller application site, has an extensive planning history which includes the following decisions:-

- Planning permission was granted on 5th October 2009 under reference HGY/2009/1384 for the conversion of the property into five self-contained flats and the construction of a side dormer. This consent was implemented;
- The Planning Permission was granted on 18th September 2014 under reference HGY/2014/1977 for the '*demolition of existing outbuilding, and construction of single storey, one bedroom dwelling with basement*'. A material start was made on site in August 2017 following the discharge of pre-commencement condition 3 under reference HGY/2017/0805. The works undertaken comprised the demolition of the outbuilding, and preliminary foundation piling;
- A non-material amendment to the Planning Permission was agreed by the LPA on 9th February 2018 under reference HGY/2018/0180 so as to list the approved plans under condition 2 of the Planning Permission;
- The S.73 Permission was granted on 3rd May 2018, under reference HGY/2018/0964, for the '*variation of a condition 2 (approved plans) of planning permission HGY/2014/1977. Proposed amendments to approved plans include:- increase in ground floor footprint of dwelling to provide additional floorspace, and alterations to basement fenestration*';
- In relation to the S.73 Permission, pre-commencement conditions 2 (details of materials to be used on external surfaces) and 3 (details of landscaping) were discharged on 24th August 2018 (refs: HGY/2018/2246 & 2247). Works on site

resumed on 11th October 2021, and these works related to the implementation of the S.73 Permission;

- Revised details pursuant to conditions 2 and 3 of the S.73 Permission were approved on 18th August 2022 under reference HGY/2022/1163. The changes under condition 2 (facing materials) related principally to the use of grey and other coloured brickwork in place of timber panels and render; and
- A non-material amendment was agreed by the LPA on 27th February 2023 under reference HGY/2022/4500 to exclude reference to the word '*basement*' in the approved description of development in the Planning Permission, as modified by the S.73 Permission.

The Proposed Non-Material Amendments

The requested non-material amendments relate to a series of inconsequential changes to the size of the Dwelling comprising the following elements:-

- The omission of the basement level so as to provide a single storey building;
- A slightly revised footprint, as indicated on drawing nos. 2221/PL201C and 203D;
- Small adjustments to the locations of various window and door openings, as shown on drawing no.2221/PL202D; and
- The incorporation of low parapet upstands to the north-west and south-east elevations, and a revised position of the junction of the lower and higher sections of flat roof, as shown on drawing no. 2221/PL202D.

The above amendments are considered non-material in planning terms, and would have no impact on (i) the standard of living conditions provided within the Dwelling and its garden, (ii) the living conditions of neighbours, or (iii) local visual amenity and townscape character.

Each of these issues is considered in detail below.

Living conditions of occupiers

The Dwelling has been constructed without the inclusion of the small basement that formed part of the Planning Permission and the S.73 Permission schemes. The construction cost of the basement proved to be excessive, in part because of labour and material shortages during and following the pandemic. However, the omission of the basement is not regarded as material in planning terms as it has resulted in a reduced form of development, and for the reasons set out below, has had no impact on the standard of accommodation provided within the Dwelling.

As a result of the omission of the basement and the minor adjustment to the building's footprint, the Dwelling has a gross internal area (GIA) of 52.9 square metres. This includes a double bedroom with a GIA of 12.7 square metres. The size of the Dwelling therefore comfortably exceeds the national minimum space standard of 50 square metres for a 2 person, one bedroom, single storey dwelling. Furthermore, the size of the double bedroom exceeds the minimum standard of 11.5 square metres, and the minimum width requirement of 2.75 metres. Adequate headroom is provided throughout the Dwelling.

As in the case of the Approved Scheme, the internal accommodation is split-level with a higher section (closest to the Woodside Avenue frontage) containing the kitchen, and the lower section containing the main habitable accommodation.

The Dwelling receives daylight and sunlight, and offers outlook, from windows of very similar sizes to those included in the Approved Scheme. These windows are located in the same elevations as the Approved Scheme although the precise positions of the openings have been subject to minor adjustment. The levels of daylight, sunlight, outlook and privacy within the dwelling are not materially different to the approved scheme. The roof light shown on the Approved Scheme has been omitted as this was considered unnecessary because all parts of the Dwelling receive very good levels of natural light.

The Dwelling is served by a large landscaped garden which includes a lower patio area adjacent to the accommodation. The size and layout of the garden is not materially different to the Approved Scheme.

The size and layout of the Dwelling therefore provides good quality accommodation as a one bedroom, 2 person home.

Living conditions of neighbours

The external bulk and the position of the Dwelling are not materially different to the approved scheme. The building has an L-shaped footprint which is very similar to that of the Approved Scheme. The minor deviations from the approved footprint and roof form are described below.

The amended footprint has resulted in the Dwelling being located a small distance away from the (north-western) party boundary with 26 Great North Road whereas, in the Approved Scheme, the position of the Dwelling followed and directly abutted this boundary. This amended position means that fence maintenance is now possible due to the reduced footprint of this part of the Dwelling.

The alignment of the north-eastern elevation of the Dwelling is unchanged in comparison to the Approved Scheme.

The remaining elevations of the Dwelling (i.e. those facing south-west and south-east) have been adjusted so as to increase marginally the footprint of the Dwelling, as shown on drawing nos. 2221/PL201C and 203D. These changes are not considered to be material in planning terms given the limited single storey scale of the development, the presence of boundary fencing, and the substantial separation distance between the Dwelling and the closest adjacent properties.

The general height of the Dwelling has not been increased in comparison to the Approved Scheme. For construction purposes, low parapet upstands have been incorporated along the north-western and south-eastern edges of the roof. The location of the junction between the higher and lower sections of the flat roof has also been slightly adjusted so as to reduce the bulk of the higher section of the Dwelling. Neither of these amendments has resulted in material changes to the scale of the Dwelling or to its visual impact on adjacent gardens which remains minimal given its low, single storey form.

The minor adjustments to the size of the Dwelling therefore have no material impact on living conditions in neighbouring properties and gardens.

Visual amenity & character

The omission of the small basement alters the architectural character of the Dwelling's south-west elevation, which faces the garden, by reducing its visible height. The Dwelling appears as a lower and less bulky structure in comparison to the Approved Scheme.

The minor adjustments to the footprint, fenestration and roof detailing have not resulted in any material change to the architectural form of the Dwelling which remains a single storey, L-shaped, and (split) flat-roofed building. The mix of windowless and fenestrated elevations remains unchanged, and the elevational treatment of the building, comprising plain and patterned brickwork, is consistent with the revised details of materials approved under application HGY/2022/1163.

The Dwelling is not generally viewed from outside the site, and its impact on the public realm is limited to glimpse views of the upper parts of its short Woodside Avenue elevation. The modest increase in the width of this elevation, in comparison to the Approved Scheme, is not material in terms of its townscape impact.

Within its curtilage, the Dwelling would be served by a landscaped and split level garden of the same character as that included within the Approved Scheme, albeit with a reduced depth of its 'sunken' patio section. The revised landscaping layout is shown on drawing no. 2221/PL201C.

For the above reasons, the slightly revised form of the Dwelling is not considered to have a material impact on local visual amenity and character.

Conclusions

The LPA is requested to agree that the amendments shown on the submitted drawings can be regarded as non-material in planning terms because:-

- The omission of the basement reduces the volume of the Dwelling;
- The size and layout of the Dwelling continues to provide a good standard of accommodation in terms of light, outlook, privacy and garden size, and compliant with applicable space standards for a one bedroom, 2 person home (i.e. the approved dwelling type);
- The Dwelling retains the general form of the Approved Scheme in terms of its L-shaped footprint and split-level flat roof;
- The alterations to the Dwelling's footprint are limited, and are considered to be inconsequential in terms of neighbour and visual amenity;
- The alterations to the fenestration comprise only minor adjustments to the location and sizes of the windows;
- The small roof parapet upstands (on two elevations) have no material impact on the Dwelling's scale. The revised location of the junction between the upper and lower sections of flat roof reduces the bulk of Dwelling; and
- With the exception of the omitted basement, the architectural form and external finish of the Approved Scheme have not changed, and there has been no material change to the Dwelling's very limited townscape presence.

I look forward to the early determination of this application. In the meantime, if any additional information is required, please contact me as soon as possible.

Yours faithfully,

A handwritten signature in black ink, consisting of the letters 'CWA' in a cursive, stylized font.

CHRISTOPHER WICKHAM ASSOCIATES

c.c. Dr S.Asadi