

Officer's Report

Application Number	HGY/2022/3531
Type	Full planning permission
Location	66, Cromwell Avenue, London, N6 5HQ
Proposal	Rebuild of existing front boundary wall.
Case Officer	Tania Skelli
Valid Date	11/10/2022
Applicant	Mrs Beth Keaveny
Agent	Mrs Beth Keaveny

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

One representation was received in response to notification and publicity of the application. The following issues were raised by local group (Highgate Conservation Area Advisory):

- Application of low-quality, drawings not scaled and proposal unclear
- Proposed replacement unsuitable and not in keeping with detailed characteristics of conservation area and adjoining boundary walls

3. REASONS FOR GRANTING PERMISSION

The subject site is a two/ three-storey terraced house on the west side of Cromwell Avenue. The rear of the building backs onto Winchester Road and its rear elevation is partially visible from there. The site is located within the Highgate conservation area and does not fall within the curtilage of a listed building.

The planning history of the site is as follows:

HGY/2020/2684 Demolition of existing rear extension and replacement with full-width single storey extension. Planning permission granted 02/12/2020.

Planning permission is sought to rebuild a retaining wall, instead of the existing boundary wall, to support the higher level soil in the front yard of 66 Cromwell Avenue (front Garden) from the lower level soil, or pathway for pedestrian. No details of works/ replacement of gate to the rear gate were submitted and this is therefore not considered under this application.

The proposal includes revised details which include drawings of a 1.8m replacement brick wall (Waresley Red Brick, with restored bricks), with coping stone and corbel stone (Original Pillar Stones Pre-Cast Pillar Stones by Lonsdale Stone Precast LTD, Angular Plinth Stones). This includes a 5cm deep brick indentation where relevant.

The design, scale and materiality of the re-built wall, as per the additional information submitted is viewed to be sensitive to the character of Cromwell Avenue and the character and appearance to this part of the conservation area leaving it preserved.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant

policies of the London Plan 2021 and the NPPF. The proposal is considered to comply with the Highgate Neighbourhood Plan 2017 policy DH6.

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

GRANT PERMISSION subject to conditions

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 development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 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.
- 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.