

HCAAC objection to [HGY/2023/0704](#) - 24 Grange Road, N6 4AP

Highgate Conservation Area Advisory Committee objects very strongly to the proposals in this application for the reasons given below.

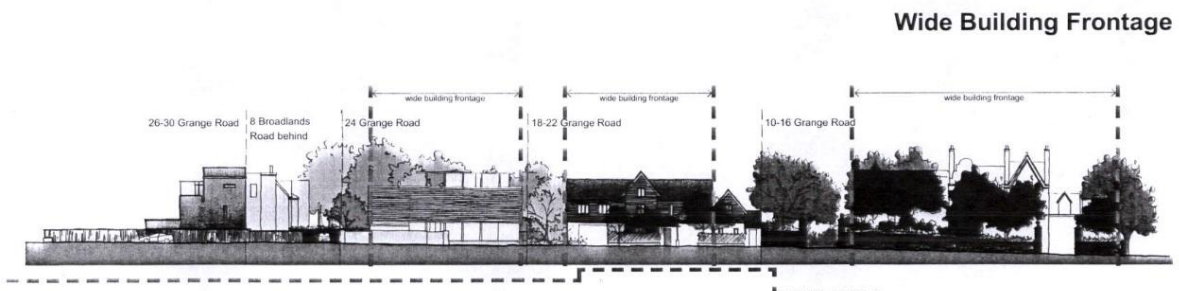
Planning Background

[HGY/2007/1941](#) and [HGY/2007/1942](#) Originally the plans to develop this site carefully inserted a new building into an envelope defined by the footprint of the previous house on the plot and the overall building height of houses in the road at that time, proposing a more contemporary design than the one which was eventually built (see illustration from p15 of D&A, below). This application was withdrawn.

Design & Access Statement



The proposed development is a two-storey house with wide frontage. The street façade emphasis is on the horizontal expression which reflects the proportions of the surrounding buildings.



The following year there was a new application: [HGY/2008/0051](#) and [HGY/2008/0052](#). This was revised several times, eventually resulting in a considerably less contemporary design.

Despite many objections on grounds of height, bulk, overlooking of neighbouring rear gardens, impact on trees etc, the revised proposal was granted permission subject to the following conditions:

7. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows other than those shown on the approved drawing shall be placed on the elevations of the building hereby permitted.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

8. The flat roof above the single storey garage hereby permitted shall only be used as a green roof and at no time be converted to or used as a balcony or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Class A of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

The eventual form of the building was permitted for reasons including:

REASONS FOR APPROVAL

Although the proposed building will have a larger building envelope to that of the existing house; it is considered that the bulk, mass and design of the replacement building will make a positive contribution to the diversity of architectural styles, will respect the gaps that exist between the existing buildings along Grange Road and overall will be in keeping with the streetscene and the character of the area. The external facing materials of the proposed building are also considered acceptable as

they will refer to the materials of the surrounding properties and are of a natural palate. The proposed replacement building will preserve the character and appearance of the conservation area. The proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.

Some further revised drawings are included in the application files for [HGY/2008/0051](#), dated autumn 2010 and February 2011, but these are not relevant to the above conditions and reasons. There are no further comments from Haringey which would revise the above conditions.

There are a set of subsequent NMA and “Condition” applications:

[HGY/2010/1402](#)

Non-material amendments following a grant of planning permission HGY/2008/0051 to omit timber pergolas to front and rear. Remove minor rebates in rear elevation, create larger basement footprints, make windows smaller and shorter and alter doors and windows layout in centre section of front elevation

This was approved subject to:

“INFORMATIVE: This consent shall be read in conjunction with the initial consent approved under planning reference HGY/2008/0051 and the conditions attached thereto shall continue to apply in all respects.”

[HGY/2010/1584](#)

Approval of Details pursuant to Condition three (materials), Condition four (details of all level on site), Condition five (landscaping), Condition ten (proposed gates and railings), attached to planning permission HGY/2008/0051.

This was approved - perhaps rather unfortunately considering the highly noticeable efflorescence on the bricks on the front of the house and garage now.

[HGY/2010/2086](#)

Non-material amendments following a grant of planning permission HGY/2008/0051 to add 2 roof lights to the master room and retain one window 1050mm wide by 2200mm high to the rear elevation at first floor level as per original planning approval under HGY/2008/0051.

There was no consultation.

The council granted permission subject to the changes to the window being withdrawn:

“The Council raised concerns about enlarging the first floor window to the rear of 24 Grange Road and accordingly the applicant withdrew part of the proposal as indicated on drawing GRA PL 301 Rev D and left the window as it was when the scheme was granted permission under HGY/2008/0051.”

The permission was subject to the same condition as the previous NMA, namely:

2. INFORMATIVE

This consent shall be read in conjunction with the initial consent approved under planning reference HGY2008/0051 and its conditions attached thereto shall continue to apply in all respects.

Therefore the original conditions of the permission for [HGY/2008/0051](#) and [HGY/2008/0052](#) relating to overlooking neighbouring properties and gardens and additional development on site still apply. Nothing has changed which would justify overturning these conditions.

Objections

Overturning Conditions 7, 8 and 9 of the original permission would adversely affect the amenity of neighbours, particularly in 26-30 Grange Road and 8 Broadlands Road, contrary to policy DM1 of Haringey's Development Management DPD.

Further, building another storey on top of the garage does not “*respect the gaps that exist between the existing buildings along Grange Road*” and hence does not uphold the reasoning behind the original grant of permission for [HGY/2008/0051](#) and [HGY/2008/0052](#).

Nor is narrowing the effective gap between houses and hindering the view of trees beyond consistent with the observations about Grange Road in the Highgate Conservation Area Character Appraisal (p153):

10.4.50 The remainder of the houses bordering the road are generally of a high standard of construction and are well maintained. The set back from the road and spacious front gardens provides off street parking, thus the view along the road is not dominated by parked cars. Most of the houses are also set sufficiently far apart from each other that there are good views between them of the large trees in many of their rear gardens.

The proposals will further damage the “distinctive semi-rural character” of Grange Road and harm the Bishops Area of Highgate CA more generally (HCA CA p6):

1.4.2 In the Bishops area there has been intense pressure for complete demolition and re-development of houses. In recent years many original houses have been replaced with modern, contemporary, or new 'reproduction' style ones. It is now evident that some of these replacement houses are too big, too wide, and too deep, and together with their large basements are over scaled compared to the size of the original houses, leaving little opportunity for any planting or landscaping on the side boundary and the characteristic visual gaps between houses. The effect of this is eroding the special early twentieth architectural and historic interest of the conservation area.

Neither is there any apparent consideration of sustainability or the environment, nor of using higher quality materials than those used originally. The “heritage statement and schedule of works.pdf” does not adequately address the impact on the CA, neighbours, the environment etc.

For all the above reasons this application should be refused.

PHOTOS

