

Application Number	HGY/2022/4164		
Type	Full planning permission		
Location	186 Creighton Avenue, Hornsey, London, N2 9BJ		
Proposal	Demolition of existing dwelling and outbuildings, construction of two-storey, five-bedroom dwellinghouse with associated landscaping and parking, rear outbuilding and front boundary treatment.		
Case Officer	Josh Parker		
Valid Date	18/11/2022		
Applicant	Laura and Stuart Mullarkey and Davis		
Agent	Mr Stuart Minty		

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 1.1 This is an application for demolition of the existing 5 bedroom dwelling and garden building with 2 bedrooms and construct a new 5 bedroom dwelling.

Site and Surroundings

- 1.2 The host property at 186 Creighton Avenue is comprised of a two-storey 1930s detached dwelling in use as a single-family home with off street parking and a large backyard. The immediate surroundings are largely characterised by residential development with many large detached residential properties along the north side of Creighton Avenue. The site sits within a flood risk zone of 1 (lowest risk) and has a public transport accessibility level of 1b.
- 1.3 The host property is not located within a conservation area. There are no other planning designations allocated to or adjoining the application site. The rear garden shares a boundary with Coldfall Wood which is listed as a site of importance for nature conservation (grade I), metropolitan open land and a local nature reserve.
- 1.4 Creighton Avenue is a long residential road which falls within the boroughs of Haringey and Barnet and is characterised by two-storey semi-detached and detached properties. The northern side of Creighton Avenue is predominantly residential, although it is punctuated in three sizeable locations by Coldfall Wood. Coldfall Wood is also designated as Metropolitan Open Land and a Borough Grade I Area of Ecological Importance. Creighton Avenue and its immediate surrounds can be characterised by the abundance of mature trees lining the streets, adding much to the visual amenity of the area.

Relevant Planning and Enforcement history

- 1.5 The most recent planning history in relation to the site is as follows.

OLD/1975/0219: Erection of a single storey rear extension with alterations to back and front.

OLD/1979/0241: Erection of 1st floor extension, porch and formation of room in the roof.

There is no planning enforcement history in relation to the site.

2. CONSULTATION RESPONSE

- 2.1 The following were consulted on the planning application:

- London Fire Brigade
- LBH Arborist
- LBH Carbon Management
- LBH Flood and surface water
- LBH Design
- LBH Transportation

- 2.2 The responses below were received following consultation on the application:

Internal:

- LBH Arborist: From an arboricultural point of view, I hold no initial objections to the proposal. A tree report has been submitted with the details. The survey has been carried out by TreTec and is dated July 2022. Much of the highlighted observations have been noted. The landscape plan has sufficient detail. The Chalet is to be removed. We will require assurances that the shed, to be placed to the left of the existing annexe, when viewed from the property, will be no dig foundations. If placed on concrete, then we will need a plastic lining laid as this is within the root protection area of the adjacent woodland trees within Coldfall Wood, and wet concrete is phytotoxic. We will also require a tree protection plan for the trees at the front. Until the above two concerns are addressed, I cannot fully approve.
- LBH Design: Has no design objection to this proposal, which is for an imaginative contemporary re-interpretation of the classic suburban detached dwelling, in good quality materials, causing no harm to the neighbours amenity, in a location where there is a great deal of existing variation in appearance and design of dwellings and no established heritage significance or protection

3. LOCAL REPRESENTATIONS

- 5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press and letters sent to neighbouring properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 0

Supporting: 0

Further questions: 3

- 5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Noise pollution from construction
- Brick color inconsistent with local distinctiveness
- lack of continuity in appearance of facade with other houses in road
- Construction management and vehicles associated

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Standard and quality of residential accommodation;
4. Inclusive access;
5. Impact on neighbouring amenity;
6. Transport considerations;
7. Trees and landscaping;
8. Energy and sustainability and
9. Other considerations.

Principle of development

Additional housing

- 6.2 London Plan (2021) Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum. Policy H1 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a station or town centre boundary.

- 6.3 London Plan (2021) Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600).
- 6.4 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.
- 6.5 The proposal would replace a family home with another family home and therefore will not work directly towards delivering additional housing targets within the borough however, the proposal will be neutral. The principal of additional housing is therefore acceptable.

Design & appearance

- 6.6 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.
- 6.7 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.
- 6.8 The subject section of Creighton Avenue is largely defined by large two-storey detached properties with a range of detailing, designs generally from the 1930 era. Creighton Avenue has no continuity with design patterns and small sections of houses vary, having their own independent symmetries however, have similar dominant gable massing to the front with the rest of the bulking staged behind. All dwellings are set well from the road boundary and offer off street parking.
- 6.9 The proposal seeks to erect a detached part two-storey with a dormer three-storey element dwellinghouse. The development consists of a new brick contemporary styled detailed dwelling that respects the building line of this section of the street. There are examples of varying roof forms in the immediate and wider surroundings and the proposed development, on balance, would correspond appropriately with the surrounding form, scale and appearance of development and add a level of

appropriate interest with the architectural design. Most dwellings have stepped front elevations, with combinations of pitched roof, gable ends, and areas of flat roof, which breaks down the mass of the larger residences when viewed from the street. The proposed dwelling is to match the existing buildings footprint and proportions through the front footprint to the retaining a consistency in massing to the streetscape. A geometrically shaped rear extension will add visual interest to the building and represents a high quality architectural addition. This will have a partial green roof, further softening its appearance and providing a net gain in biodiversity and finished in a copper cladding.

6.10 The roof has been designed to resemble the neighbouring form and massing of both the original house at 186 and dwelling at 188 Creighton Avenue respectively. The applicant has noted the form, rhythm and massing is to respond positively to the streetscape by combining key features and adding a contemporary feel to the key elements. The highlighted architectural features are as follows:

- Dominant volume in front and rear elevations which steps forward and is subordinate to the main body of the house helping reduce the mass
- Existing gable end roof design feature omitted from the new design to minimise impact on the neighbours
- Modest-sized front and side dormer , subordinate to the roof, set away from the eaves and ridge, and keeping with the character and size and scale of other dormers in the local scape.
- Window arrangement symmetry organised and proportionally sized to the front and rear elevations.

6.11 The elements above have been incorporated into the proposal with modern designs integrated to maximise natural light. The placement of windows, courtyards and recessions in the footprint will maximise the light efficiency and help the overall health of the building. The materials proposed involve a mixture of grey/blue/dark neutral bricks, timber, and aluminium. This colour scheme and materials assists with the interesting design and amplifies the contemporary architectural design by giving its own distinction and working with the massing to retain key features to fit with the local distinctiveness.

6.12 The proposed redevelopment of the site will be sympathetic to the surrounding area and enhance the visual appearance of the existing site. The proposed home would therefore not harm the appearance of the host site or the visual amenity of the locality and would preserve the character and appearance of the surrounding area in accordance with the development plan policies referred above.

Standard and quality of residential accommodation

6.13 London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and

easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

- 6.14 The proposed dwelling would have an internal floor space of 317m² which exceeds the minimum floor space requirements for a 5-bedroom 6 or 7-person dwelling located over 2 or more stories. All habitable rooms would benefit from satisfactory daylight and outlook. A large rear garden area which exceeds minimum London Plan requirements, with satisfactory areas within the floor space provided for storage. The proposal would provide a satisfactory standard of accommodation for future occupants.

Inclusive access

- 6.15 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.
- 6.16 Level access to the dwelling has easy access from the front entrance and access to the spacious ground floor comfortably meeting Part M4(2) of the building regulations. The proposal is therefore considered accessible with regards to accessibility considerations.

Impact on neighbouring amenity

- 6.17 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 6.18 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Daylight/ Sense of enclosure

- 6.19 As mentioned earlier the proposed dwelling keeps within rhythm of the neighbouring addresses by focussing on the placement and massing of rooflines, gables and

retaining the footprint for the front of the property. The design has taken elements from the original house scheme by retaining similar detailing to the rest of the neighbouring properties. Additionally, the new design generally keeps to the original building envelope; in some areas the building protrudes the envelope marginally; and in cases like the western side there is a net loss in bulk with the recession to allow for maximum natural light. The proposed dwelling is well setback from the two neighbouring properties at 184 & 188 Creighton Ave. The building platform will be excavated to help the build be more sympathetic in terms of bulk and daylighting. Overall, the proposed dwelling will have a similar effect to the original 1930s dwelling and therefore the proposal is acceptable when considering both daylight and sense of enclosure.

Outlook and privacy

- 6.20 The design of the dwelling house has been sympathetic to the neighbouring properties at 184 and 188 Creighton Avenue. The western side elevation has three ground floor windows on the ground floor, zero on the first floor and two in the roof slopes. The ground floor windows will not project beyond the shared fence, the two windows added to the roof space are of a similar height, size and projection to those in the roof space of the original dwelling. Moreover, the two windows have been setback respectfully from the property at 188 and will be projecting on to the roof of the neighbouring property.
- 6.21 The eastern side elevation is completely bricked apart from the recessed courtyard utilised to maximise the lateral sunlight as mentioned earlier. This section is recessed well from the boundary/property at 184 and is comprised of two large triple glazed windows on the ground/first floor and the roof section has the third being a vertical window. The eastern elevation allows for maximum natural light for the applicants while retaining privacy for the neighbours. The front and rear elevations are designed in a way where all elevated positions including the rear terrace will not project into the adjoining properties/ rear gardens beyond an acceptable standard.
- 6.22 Taking the above into consideration, the proposed development would not result in an unacceptable impact on neighbouring amenity.

Transport considerations

- 6.23 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 6.24 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport

quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

- 6.25 The Council's Transportation Team has been consulted and advises that the site has a PTAL value of 1b which is considered 'very poor' access to public transport services. The site is not located within any of the Borough's CPZ's, nor is it within the family housing protection zone. The proposed development would involve the use of an existing vehicle access via a double width crossover.
- 6.26 Given the site is located in an area with poor public transport accessibility and with no formal parking controls, it is appropriate that there is parking within curtilage of the site to meet the demands of the development and not to create any additional on street parking stress. The proposal will retain 2 off street car parks.
- 6.27 Cycle parking storage is proposed at lower ground floor level with spaces for 3 cycles in the purpose-built area to the west by the waste and recycle storage. A condition is imposed requiring such cycle parking spaces be provided.

Trees and landscaping

- 6.28 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.
- 6.29 DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.
- 6.30 As mentioned above, a tree survey has been carried out by TreTec, dated July 2022 with the details considered acceptable. A condition is being imposed requiring tree protective fencing to be installed prior to construction works starting on site and details of the garden shed foundations at the rear. A comprehensive landscape plan has been submitted and it conditioned that such works be implemented accordingly.

Energy and sustainability

- 6.31 The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

- 6.32 DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.
- 6.33 An Energy Statement produced by C80 solutions has been submitted as part of the planning application. The statement, in addition to the other plans, drawings and supporting information have been reviewed by the Carbon Management Officer. The development would achieve an 80% reduction in carbon emissions over the baseline requirements within Building Regulations Approved Document Part L1A. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance. The new dwelling would be designed with energy efficiency solutions incorporated into its construction, including solid wide cavity brickwork, solar panels, double or triple glazing to reduce heat loss and maximise light penetration.
- 6.34 Some on-site renewable energy generation and heating and hot water for the dwelling. In addition to this, a green roof is proposed above the recessed rear extension. Conditions shall be imposed requiring the development to be constructed in accordance with the Energy Strategy and supporting information, and for details of the green/living roof to be submitted and approved prior to the commencement of development on site. Subject to compliance with these conditions, the development is acceptable from an energy and sustainability perspective.
- 6.35 In line with the Carbon Management Officer comments, a carbon offset contribution of £1,140 shall be secured to ensure the development is 'zero carbon'.

Community infrastructure levy

- 6.36 The increase in floorspace is less than 100 square metres and as such the development here is not liable for CIL.

Conclusion

- 6.37 The proposal is considered acceptable with regards to the principle of development, design, heritage, amenity and other relevant planning considerations.
- 6.38 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development shall be completed in accordance with the approved plans, as listed above, 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. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity 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.

4. All planting shall be carried out in accordance with the landscape plan prepared by James Smith hereby approved and within the first planting season following the completion or first occupation/use of the development, whichever is the sooner. Any plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy

SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

6. Prior to the commencement of the development hereby approved, details of the foundations in connection with the outbuilding must be submitted to and approved by the local planning authority that minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and place piles through the roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

7. The development hereby approved shall be constructed in accordance with the Energy Statement prepared by C80 Solutions (dated August 2021) delivering a minimum 80% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 11% reduction), an air source heat pump (ASHP) and minimum 2.4 kWp solar photovoltaic (PV) energy generation. The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

Within six months of first occupation, evidence that the minimum 2.4 kWp solar PV array and ASHP installation have been installed correctly shall be submitted to and approved by the Local Planning Authority, including evidence of the installed capacity, photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

8. Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £1,140.00 to fund offsetting the remaining carbon emissions from this development.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

9. Notwithstanding the approved plans no development shall commence until details of a scheme for a "vegetated" or "green" roof for the flat roof of the 4m rear element to the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

10. The submitted Construction Management Plan (Kias Services Ltd) hereby approved shall be adhered to for the duration of the construction project unless an alternative is first submitted to and approved in writing by the Local Planning Authority, in which case the development shall not be carried out except in accordance with any alternative plan approved.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

11. The development shall not be occupied until a minimum of 2 long-stay cycle parking spaces for users of the development, have been installed in accordance with the approved plans and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this

planning permission), unless otherwise agreed in writing by the Local Planning Authority.

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

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.