

15/06/2023

Via planning portal only

Dear Sir/Madam

RE: HOUSEHOLDER PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

1A SCARBOROUGH ROAD, LONDON, N4 4LX

DEMOLITION OF EXISTING GARAGES AND REPLACEMENT WITH EXTENDED SPACE TO ACCOMMODATE LIVING ACCOMMODATION ASSOCIATED WITH 1A SCARBOROUGH ROAD

Please accept this covering letter as an accompaniment to this householder planning application for the proposed development at 1A Scarborough Road, London, N4 4LX ('the site'). This letter provides a summary of the site and the proposed development.

Please also find also enclosed a completed application form, site location plan and a full set of existing and proposed plans.

The site

In terms of context the application site is located within the administrative area of the London Borough of Haringey, an inner London borough divided into nineteen three-member wards. The site is located within the administrative ward of Stroud Green which is located to the south of the borough, bordering the London Borough of Islington.

The application site is located on the northeast side of Scarborough Road and comprises a shallow pitched two storey extension to the larger Victorian Villa of 72 Upper Tollington Park which sits at the junction of Scarborough Road and Upper Tollington Park. The host property is in active residential use and benefits from a vehicle manoeuvring space to its southeast side beyond which are dilapidated garage structures that contribute negatively to the character and appearance of the area.

The site is located within the Stroud Green Conservation Area whose character is derived from harmonious diversity and slow organic development. Most residential development in the conservation area comprises Victorian housing that largely contributes positively to the character of

the area although as above, there is evidence throughout of detracting factors, such as the garage structures the subject of this application.

The site is also located within the Finsbury Park and Stroud Green Neighbourhood Plan Area.

The immediate surroundings are largely characterised by residential development. Both Scarborough Road and the surrounding network of roads are arranged on a grid of perimeter blocks with strong built frontages and an overriding sense of Victorian character.

The site has an excellent Public Transport Accessibility Rating of 6a and is currently served by four off street vehicular parking spaces.

The Proposal

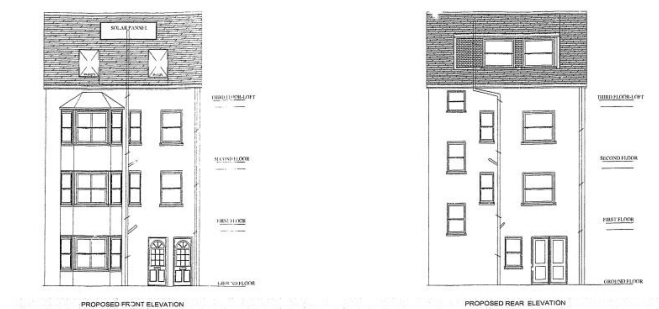
This application seeks full (householder) planning permission for the demolition of the existing dilapidated garage structures and their replacement with a side extension to facilitate improvements to the living arrangement of the existing property, 1A Scarborough Road.

For full details of the proposed development please refer to the supporting plans and elevations.

Planning history

The site has not been subject to any recent planning history. However, of relevance to the consideration of this application, are applications between 2005 and 2009 which sought planning permission for the demolition of the existing buildings and their replacement with dwellings of various compositions.

Planning permission was refused on 17 May 2005 under application reference HGY/2005/0591 for the erection of a four-storey dwelling house with rooms in the roof comprising 2 x 3 bedroom self-contained flats. The application was refused because of its perceived impact on the character and appearance of the area and in particular because of its cramped appearance in the streetscene. Furthermore, it was considered that the height of the proposal would be detrimentally harmful to the amenities of adjoining occupiers.



Extract from planning application HGY/2005/0591

Planning permission was refused on 10 January 2008 under application reference HGY/2007/2470 for the demolition of existing buildings and the erection of a three-storey detached house. The application

was refused because it was considered the proposal would be harmful to both the character and appearance of the area and on the amenities of adjoining occupiers.



Extract from planning application HGY/2007/2470

Planning permission was refused on 24 December 2008 under application reference HGY/2008/2139 for the demolition of existing garages and the erection of a two storey four-bedroom house. As above, the application was refused because it was considered the proposal would be harmful to both the character and appearance of the area and on the amenities of adjoining occupiers.

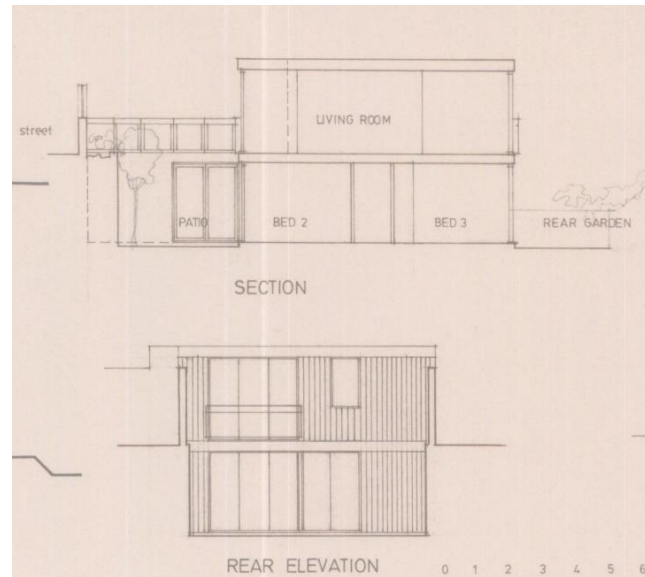


Extract from planning application HGY/2008/2139

An appeal was subsequently lodged under appeal reference APP/Y5420/A/09/2096970 and dismissed on 16 June 2009. In dismissing the appeal, the Inspector agreed with the council that the proposed development would reduce the gap between adjacent terraces and commented that development along Scarborough Road would appear as nearly continuous towards the junction as a result of the scale and form of the appeal proposal.

In terms of residential amenity, the Inspector acknowledged that the rear window of the proposed house would overlook the adjacent gardens but that this would not be an unusual relationship in an urban area where some inter-visibility would be expected. Some loss of light was also acknowledged but it was accepted that this would only be for a short period in the late afternoon. The Inspector concluded that the development would be acceptable with regard to privacy, light and crime.

Planning permission was refused on 06 January 2010 under application reference HGY/2009/1941 for the erection of a one two-storey dwellinghouse. The application was refused due to its perceived impact on the character and appearance of the area and greater emphasis was placed on the loss of the gap in the streetscene.



Extract from planning application HGY/2009/1941

An appeal was subsequently lodged under appeal reference APP/Y5420/A/10/2122641 and dismissed on 16 September 2010. In dismissing the appeal, the Inspector considered that an additional dwelling in this location would unacceptably erode the gap in the streetscene.

In terms of residential amenity, the Inspector acknowledged that the impact on the outlook from the rear gardens of adjacent properties would be little different to the existing situation (garages) and the appeal proposal would not therefore be harmful to residential amenity.

Local engagement

The NPPF states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'.

Given the relevant planning history identified above and the early engagement encouraged by the NPPF, the applicant has sought to consult with the local community throughout the drafting of this application in order to inform, identify and, where appropriate, address any issues or concern prior to formal submission.

Engagement with local residents and the wider community comprised of a targeted mailout and consultation event and this application seeks to address all comments received during that engagement as well as comments received during the processing of earlier planning applications outlined above.

For full details, please refer to the Design & Access Statement which supports the application.

Planning Policy & Legislation

LEGISLATION

Planning (Listed buildings and Conservation Areas) Act 1990

Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Planning and Compulsory Purchase Act 2004

Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications.

At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 7-14) and paragraphs 8, 9 & 11 are helpful in applying this presumption. Paragraph 11 sets out how this is to be applied. It states that, *for decision-taking, this means:*

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The NPPF introduces three objectives to 'Sustainable development' (Economic, Environmental & Social - paragraph 8), and advises that they are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different

objectives). The applicant considers that the development meets all three threads of sustainable development.

Further, the decision-taker is required to consider whether the development accords with an up-to-date development plan – and if it does planning permission should be granted unless material considerations indicate otherwise. The applicant considers that the development accords with the development plan.

Finally, the decision-taker is required to determine whether there are any relevant development plan policies, or the policies which are most important for determining the application, that are out-of-date and if not, grant permission unless:

- *the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.*

The following sections are relevant to the consideration of this application;

- Section 11 (making effective use of land)
- Section 12 (achieving well designed places)
- Section 16 (conserving and enhancing the historic environment)

Section 11 refers to the effective use of land and states at paragraph 119 that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It states further at 120(c) that policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Section 12 refers to well-designed places. Paragraph 130(a) states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Further, paragraph 130(b) states that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 132 states that *‘design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot’.*

Section 16 refers to the historic environment and requires the decision maker to consider whether the proposal sustains and enhances the significance of heritage assets, making a balanced judgement having regard to the scale of harm and the significance of the heritage asset (paragraphs 194-197).

Paragraph 134(a) states that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

LOCAL PLANNING POLICY

For the purposes of this application, the adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021), the Haringey Strategic Policies (2013), the Haringey Development Management DPD (2017) and Haringey's Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs).

The Council are currently preparing a new Local Plan to replace the Strategic Policies and Development Management DPD, however, this is at an early stage of preparation and can currently only be given limited weight.

London Plan 2021

The London Plan states the importance of good design which will be applicable to buildings of all types. All development is expected to respect the urban form and structure of the locality and requires all development to make best use of the land available following a design led approach that optimises the capacity of sites.

Relevant policies in the London Plan include:

- Policy D3: Optimising Site Capacity Through the Design-Led Approach
- Policy D4: Delivering Good Design
- Policy D6: Housing Quality and Standards
- Policy T5: Cycling

Haringey Local Plan

The Haringey Local Plan is comprised of the Haringey Strategic Policies and the Haringey Development Management DPD which set out the policies used for the determination of planning applications for development in the borough and provides the overarching local policy framework for delivering sustainable development.

Haringey Strategic Policies 2013

The Local Plan Strategic Policies document sets out the vision and key policies for the future development of Haringey up to 2026.

Policy SP11 refers to design and states that all new development should enhance and enrich Haringey's built environment and create buildings that are high quality, attractive, sustainable, safe and easy to use.

Haringey Development Management DPD 2017

The Haringey Development Management DPD 2017 sets out criteria-based policies against which planning applications will be assessed.

The following policies are relevant to the proposed development:

- Policy DM1: Delivery High Quality Design
- Policy DM21: Sustainable Design, Layout and Construction
- Policy DM32: Parking
- Policy DM35: Cycle Storage in Front Gardens

Planning Assessment

Principle of development

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other detailed matters.

Impact on the character and appearance of the area

Policy DM1 of the DMPD states that all new development must achieve a high standard of design that contributes to the distinctive character and amenity of the surrounding area. This is echoed in Policy SP11 of the Strategic Policies document which requires development to contribute positively to the built environment and create buildings that are high quality, attractive, sustainable, safe and easy to use.

The proposed development does not depart from the lawful residential use of the site and the main issue relating to impact would therefore be limited to density, design, layout and appearance.

In terms of density, this is best read through the existing and proposed plot ratios. The built form has been designed to largely reflect the existing arrangement and would not lead to an overdevelopment of the plot and therefore would respect both the existing characteristics of the site and the surrounding ratios of built development. The existing courtyard will be retained and the existing under-utilised space currently occupied by dilapidated garage structures developed in order to make

the best use of the land available; a key driver of sustainable development as defined by the NPPF. On this basis, the proposed development would not therefore represent an overdevelopment of the site.

The proposed extension would not be visually prominent, or at the very most, public views would be largely transient as a result of the presence of the larger terrace to the immediate southwest and the significant built form at the junction with Upper Tollington Park. The hierarchy of built form would be retained because the proposed development would not be discernibly more prominent than the existing garage structures and the gap in the streetscene would therefore be maintained. Views to the upper sections of the rear elevations of properties on Upper Tollington Park would be retained and the sense of spaciousness as currently defined by the site would not be eroded by the proposed development. Its scale and massing is therefore considered to contextually align with the site and surroundings.

The design of the proposal has undergone considerable changes from the schemes put to the Council as part of earlier planning applications, albeit it is stressed these were more than ten years previous.

In terms of design, the proposed architecture is contemporary and simple in appearance, inspired by the principle of combining modern, sleek lines with the more traditional architecture found over the wider surroundings.

The entire proposed composition successfully transitions between the large-scale development either side, so as to create subservient structures akin to residential curtilage buildings.

To conclude on matters of character therefore, the proposed development is considered to sympathetically adjoin neighbouring development, would not be overly prominent in the wider surroundings and would provide for an elegant, contemporary form of development that both respects and responds to its context. The proposed development is therefore considered to accord with the principles of the development plan and national planning policy guidance in this regard.

Heritage impact

Section 16 of the NPPF refers to conserving and enhancing the historic environment and requires a consideration to whether the proposal sustains and enhances the significance of the heritage asset, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset.

Policy SP12 of the Strategic Policies states that the council will conserve the historic significance of Haringey's heritage assets and their wider environment. The borough's heritage assets include Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest.

Policy DM9 of the DMPD states that proposals will be supported where they do not detract from the character and appearance of the conservation area and where the new proposal is compatible with the special characteristics and significance of the area.

In this case, the architectural and artistic interest of the existing buildings is considered to be low, in fact, they are considered to detract from the character and appearance of the conservation area. The buildings are not of great architectural, artistic or historic interest and do not have the integrity or proportions and fine detailing of the buildings in the wider surroundings. In addition, it is noted that the inconsiderate garage structures were built without consideration for the exterior aesthetic. As a result, the architectural and artistic interest of the existing buildings detracts from the character of the area.

The proposed building would positively reinstate the garage structures in this location, significantly improving their appearance and function. The proposal is a high quality, contemporary and appropriate addition which would support the eclectic range of buildings in the locality and would align with the organic growth of the conservation area as a whole.

As a result, the proposal would enhance the character and appearance of the conservation area and the significant aspects of its setting, ensuring that the site would once again contribute positively to local character and distinctiveness. The development would therefore comply with relevant national and local heritage related planning policy.

Residential amenity

Policy DM1 of the local plan requires development to be of a high amenity standard in terms of privacy, sunlight/daylight and overlooking and this is echoed by national planning policy.

Privacy

The proposed extension has been sited largely over the same footprint as existing structures and this ensures that building lines remain consistent with the present situation, which serves to ensure that there is no change to the existing amenities of the surrounding plots.

Proposed windows have been carefully positioned to avoid direct overlooking to neighbouring properties or gardens and the orientation of built form reflects the current arrangement.

As per the comments of the previous planning inspector, small elements of intervisibility do not represent an unusual relationship in an urban setting and in this case, the proposed development is significantly reduced.

Outlook

As above and as per the comments of previous appeal inspectors, the impact on the outlook from the rear gardens of adjacent properties would be little different to the existing situation and the proposal would not therefore be harmful to residential amenity.

Daylight, sunlight, and overshadowing

The relationship of built development has been carefully considered in the context of the topography and distances between buildings and the absence of clear relationships with sensitive windows that could suffer substantive reductions in outlook means that there are unlikely to be any detrimental effects on levels of sunlight/daylight.

In considering the substantively larger schemes, the planning inspector commented that while some loss of light would accrue, she accepted that this would only be for a short period in the late afternoon. The Inspector concluded that the development would be acceptable with regard to privacy, light and crime. In this case, the scheme has been significantly reduced in scale and there would therefore be no reason to depart from the above conclusions.

The proposed height and scale of the proposed extension is not substantially larger than the existing development on site, which has been deemed as acceptable in regard to sunlight and daylight matters.

By virtue of the size, scale and location of the proposed works, the proposed development will not have an adverse impact on neighbouring amenity, in accordance with the development plan and national planning policy guidance.

Summary

As demonstrated within this letter and supporting documents, the proposed extension constitutes a sustainable form of development which will contribute positively to improving the boroughs housing stock while preserving the character of the area, neighbour amenity and not harming highway safety.

Accordingly, the development provides a well-designed scheme which responds positively to its surrounding townscape and neighbouring development, whilst make an effective use of this site.

The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Allen Sacbucker
Associate
SM Planning