



The London Borough of Haringey
Planning Service
Level 6
River Park House
Wood Green
N22 8HQ

Our ref: E5309

27th June 2023

Dear Sir / Madam

HARINGEY: SECURITY CABIN AND BARRIER AT COMPTON AVENUE, HIGHGATE N6 4LH

1. This supporting covering letter is the Planning and Heritage Statement to accompany an application for full planning permission to replace the existing security cabin and barrier at the above address.



2. The application comprises the following:
 - An application form;
 - A completed Community Infrastructure Levy (CIL) – Form 1: CIL Additional Information;
 - This supporting Planning and Heritage Statement prepared by Michael Burroughs Associates dated 27 June 2022;

Emma McBurney

BSc (Hons) MSc MRTPI
emma@mbaplanning.com

Michael Burroughs

BA MRTPI FRSA
michael@mbaplanning.com

- A copy of the following application drawings:
 - 090/LP2_01 Location plan;
 - 090/S2_01 Existing block plan;
 - 090/S2_02 Existing site and roof plan;
 - 090/S2_03 Existing front elevation;
 - 090/S2_04 Existing side elevation;
 - 090/S2_05 Existing rear elevation;
 - 090/AP2_01 Proposed block plan;
 - 090/AP2_02 Proposed site and roof plan;
 - 090/AP2_03 Proposed front elevation;
 - 090/AP2_04 Proposed side elevation;
 - 090/AP2_05 Proposed rear elevation;
 - 090/AP2_06 Proposed ground floor plan; and
- The application fee of £234 plus £64 (inc. VAT) Planning Portal service charge will be paid by the applicant via the Planning Portal.

1.0 The Site

3. Compton Avenue is a private cul-de-sac. It has a 24-hour guard-operated access control by means of a security barrier and CCTV. The portacabin-like hut these are operated from is at the entrance to the road from Hampstead Lane east of the house Esterel.



4. The owners of the house Esterel also own the land that the cabin and most of the barrier is located on. The remainder is on land that belongs to The Red House opposite. Their owners support the proposal and appropriate notices have been served on them.

5. The present cabin and barrier were constructed in the early 1990s. They are now 30 years old and in urgent need of replacement. In November 2022 the Council issued Lawful Development Certificate **HGY/2022/4071** certifying they were lawful.
6. The security is operated by Compton Avenue Management Limited ('CAML'), who maintain Compton Avenue. All 18 households in Compton Avenue contribute to CAML.
7. The cabin and barrier have its own electric connection with an independent electric meter. It has a water connection from Esterel and its own septic tank to deal with foul sewage.

2.0 Planning Policy

8. Haringey's Development Plan comprises the London Plan (2021), the Strategic Policies (July 2017) and the Development Management Policies (July 2017). Local plan policies are most relevant to this application.

Local Plan

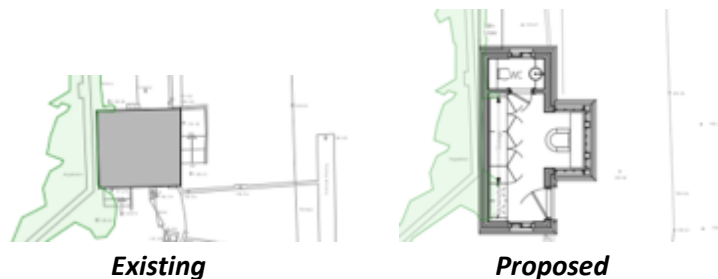
9. **Policy SP11 (Design)** requires all new development to be *of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.*
10. **Policy SP12 (Conservation)** safeguards the conservation of the historic significance of Haringey's heritage assets, their setting and the wider historic environment. The only relevant heritage asset in this case is the Highgate Conservation Area.

Development Management DPD

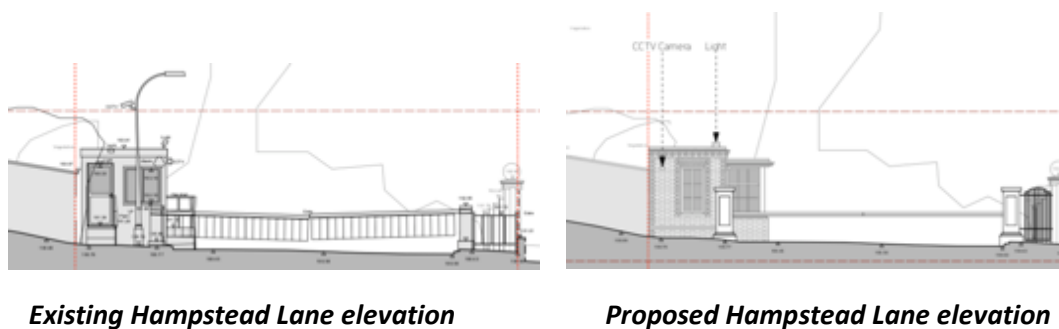
11. **Policy DM1 (Delivering High Quality Design)** requires development proposals to relate positively to their locality, having regard to building heights and the form, scale and massing prevailing around the site.
12. **Policy DM9 (Management of the Historic Environment)** supports *development that conserves and enhances the significance of a heritage asset and its setting.* It states the Council will support where appropriate proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area. This is the main relevant policy.

3.0 The Proposal

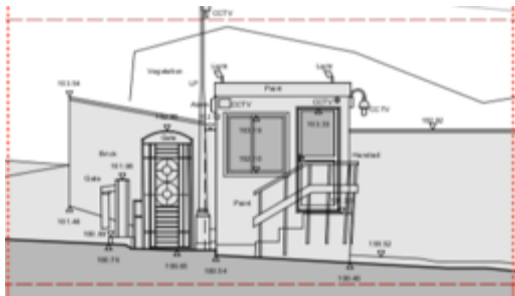
13. This replaces the existing 7sqm portacabin-like temporary building with a brick-built 13.5sqm cabin and a new lifting barrier. This is designed to remedy the present one's deficiencies – it has a bay window that allows a 180-degree clear view of traffic and pedestrians approaching the entrance to Compton Avenue, a storage area to accommodate parcel deliveries, a kitchenette and a better washroom for the overnight staff.
14. The comparison site plans below show the footprint of the proposal is slightly larger than the existing cabin to provide decent modern facilities.



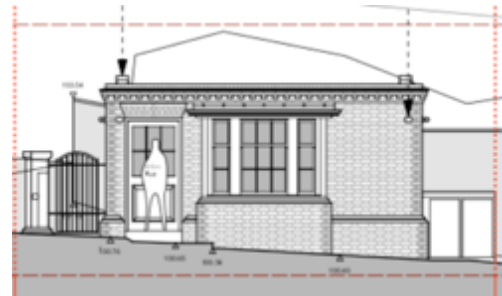
15. The proposal has a projecting window that allows better visibility up and down the road and a new, less visually cluttered barrier system.



16. Its height is similar to the existing cabin's. It is well below the height of the existing vegetation in Esterel's garden.

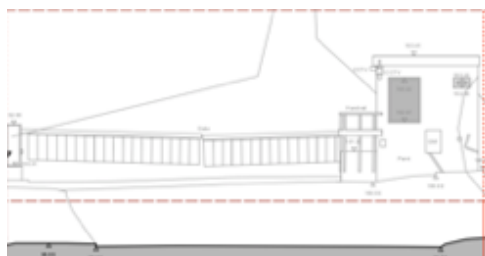


Existing barrier elevation

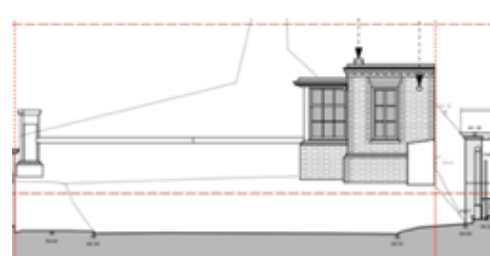


Proposed barrier elevation

17. The Compton Avenue elevation has the following appearance:



Existing rear elevation



Proposed rear elevation

18. The proposal also incorporates lighting and CCTV systems that are modern replacements for the systems that currently exist.

4.0 Heritage Issues

19. The area north of Hampstead Lane was previously part of the Bishop's Wood before it was released for residential development. Stormont Road and The Bishop's Avenue were the first roads to be developed and the present roads was largely complete by the mid 1930s.
20. The site is within sub area 7: Bishops of the extensive Highgate Conservation Area. The conservation significance of Compton Avenue is its large, detached houses originally developed on large plots in the 1920s-1930s, but most of these have now been redeveloped, a few with retained facades. It's fair to say the road seems to be in a perpetual state of redevelopment - its principal current characteristic. The coming and going this involves makes proper regulation of security of particular importance.
21. There are no listed or locally listed building on Compton Avenue. The grade II listed East Lodge to Kenwood House and attached gateways are 40m away to the west on the opposite side of Hampstead Lane and are well screened by trees.



22. The site is not within the setting of any listed or locally listed building. The Council's Conservation Area Character Appraisal (CACA) (2013) identifies Compton Avenue's conservation significance at **Paras 10.4.1-4:**

Compton Avenue is a gated private road with controlled access; there are barriers at the entrance from Hampstead Lane. (It was) developed originally in the 1920s on very generous plots with houses well-spaced.

Compton Avenue has a gentle topography that sloped down from the junction with Hampstead Lane to the boundary of the Highgate Golf Club, providing views over the almost rural setting.

The houses are spaced out in large plots, and set back behind gardens with many original trees of the former Bishop's Park still surviving. The style of architecture shows a mixture of designs by the same architects, predominantly CHB Quennell and Christopher Cooper.

Unfortunately, there has been some extensive rebuilding or remodeling on some houses such as 'Nice Place', but others such as 'The Knoll' and 'Far End', both Cooper houses, survive in good condition. Examples of Quennell houses that have survived well are 'Gujrals' and 'Compton House' of 1925. Where rebuilding has occurred, it has tended to reduce the gaps between the houses and the views into the wooded gardens, which is an attractive feature of the road.

23. None of the houses identified as making a positive contribution to the Conservation Area are close to the application site. However, **para 10.9.1** identifies the gatehouse at the entrance to Compton Avenue as making a negative contribution to the character of the area. As the existing cabin detracts from the character and appearance of the Conservation Area there is no presumption in favour of its retention. Nevertheless, the Council accepts that it is a lawful building and so its retention is a fallback that is the correct place to start an assessment of this proposal's heritage impact.
24. The attractive security cabin now proposed remedies the existing cabin's harm to the heritage asset. Its modest footprint and simple high-quality design are respectful to the Conservation Area and the entrance to Kenwood House.
25. It is tucked away around the corner behind the established front building line of The Red House and will be inconspicuous. It has been sensitively designed to be compatible with the design and palette of materials of buildings in the Conservation Area. It will complement the special characteristics and significance of the Conservation Area.

5.0 Conclusion

26. The proposal is a sustainable development that will cause a building that makes a negative contribution to the Conservation Area to be replaced with a modern sustainable building that will make a neutral contribution to the Conservation Area.
27. We look forward to discussing the application with the allocated Case Officer in due course.

Yours sincerely

Emma McBurney

Director

Michael Burroughs Associates Limited

emma@mbaplanning.com