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20 July 2023

Dear Ms Huang

HGY/2022/3947 - FULL PLANNING APPLICATION AT 27 AYLMEYER ROAD, HIGHGATE, HARINGEY, LONDON N2 0BS

On behalf of our client, Mr and Mrs S Sinha (*the applicant*), we write in connection with the above full planning application which was submitted to Haringey Council on 1 November 2022 and made valid on 19 December 2022.

Further to your email correspondence of 15 May 2023, we are pleased to submit an amended set of plans and additional supporting information to address the design concerns you raised with regard to our original scheme.

Summary of amended scheme & additional information

The applicant has made a number of amendments to the original scheme in response to the design and heritage concerns raised by the Council. These amendments are summarised as follows:

- the addition of a two-storey projecting bay with a hipped roof on the right-hand side of the front elevation to create an asymmetrical composition;
- the addition of a bay window at ground floor level at the front of the two-storey projecting bay;
- the porch at the entrance has been re-designed and now has a hipped pitched roof in clay tiles to match the main roof. The porch canopy is supported on a timber post on a brick base and the roof to the porch extends to the right to form the roof to the bay window;
- the windows on the front elevation have been rearranged to create an asymmetrical composition;
- the windows cills are now shown as painted masonry whereas they were previously shown as reconstituted stone;
- adding the two-storey projecting bay at the right-hand side of the front elevation requires that the integrated garage be repositioned to the left hand side of the front elevation. The concealed car lift is also moved to the left-hand side; and

- two of the roof lights on the front slope of the roof have been omitted from the scheme and replaced by two flat-roofed dormers to provide articulation to what was previously a singular roof form.

An updated set of plans and drawings have been prepared by Chassay Studio to assist the Council in its considerations of the planning merits of the amended design. A list of the amended drawings is appended to this letter (Appendix I).

The following supporting information has also been provided as part of this package of amendments:

- Revised Design and Access Statement prepared by Chassay Studio, dated July 2023.

Further details of these changes and how these have sought to address the Council's concerns are set out below.

Design and heritage

It is the applicant's position that the original scheme made a positive contribution to the street scene and enhanced the overall character and appearance of this part of the Highgate Conservation Area. However, the applicant recognises that a number of design and heritage concerns have been raised by the Planning and Conservation Officers, particularly in relation to the principal façade and roof form of the proposed dwelling. Concerns were raised in relation to the following elements of the scheme:

- the visual mass and composition of the proposed dwelling, including its symmetrical appearance when viewed from the street scene;
- the singular roof form of the proposed dwelling and the absence of sufficient articulation and modulation; and
- the proposed palette of materials, including the use of non-traditional materials (such as reconstituted stone).

In your email dated 15 May, you advised that a series of amendments should be made to the scheme to address these concerns:

The dwelling façade and roof form should be amended to enable a more positive contribution to the street scene. The dwelling façade should achieve the characteristic asymmetry of the existing building and arts and craft style in the local area, for example, by providing a bay window and/or gable roof element to break up the visual bulk.

In response to these and the Conservation Officer's comments, the applicant has made the following changes to the scheme:

- a two-storey projecting bay with a hipped roof has been added to the right-hand side of the front elevation to create an asymmetrical composition to the principal façade. A hipped roof was considered to be the appropriate roof form for the projecting bay, at the same pitch as the hipped roof to the main volume of the. The two-storey projecting bay will also bring this part of the front

elevation forward into alignment with the front elevation of the neighbouring house at no. 25, thus respecting its building line;

- a bay window has been added at ground floor level at the front of the two-storey bay. The hipped roof to the porch canopy also extends across the front of the two-storey bay to form the roof to the bay window, to help reinforce the asymmetry of the composition; and
- painted masonry has been proposed for the window sills instead of reconstituted stone in response to the Conservation Officer's comments regarding the proposed materials palette.

The footprint of the proposed dwelling is significantly smaller than the refused scheme at the site (LPA ref. HGY/2021/2700) and so the scale of development remains appropriate to its plot size and will respect the prevailing scale and form of houses along Aylmer Road. Further details on the size and footprint of the amended scheme can be found in the revised Design and Access Statement.

Concerns around the scale of development were also raised by the Conservation Officer who alleged that the increase in depth of the plan form and massing to the rear of the dwelling was unsympathetic to the local character of the area. However, the applicant would emphasise that the proposed build-to-plot ratio is only marginally greater than the footprint of the existing building and the reduced width of the proposed house in comparison to the existing house would leave wider gaps to the neighbouring properties each side, which will allow increased views to the treetops and Highgate Golf Course to the rear. Furthermore, the annotated OS plan included on page 10 of the DAS shows that several of the other houses along this part of Aylmer Road, and which also lie within the Conservation Area, have footprints that extend to 16, 17 and even 18 metres in depth. Therefore, it is not correct to regard the proposed footprint and massing as being unsympathetic to the local area. Moreover, the Council's principal concerns, as set out in your email of 15 May, fundamentally relate to the character and appearance of the house in the context of the street scene. As such, the amended scheme has sought to focus the redesign on the front elevation of the house where its design and character is most prominent and visible.

Overall, it is the applicant's position that the original scheme that was submitted to the Council made a positive contribution to the character and appearance of the Conservation Officer and was therefore wholly acceptable in design and heritage terms. However, the applicant recognises that concerns were raised with regard to the original scheme with respect to the design and appearance of the proposed dwelling and the proposed amendments to the scheme have sought to address these. With the addition of a two-storey projecting bay and a varied roof form, both the front façade and the roof of the house now show the clear visual and formal asymmetry suggested in your email of 15 May.

Conclusion

We trust that the amendments to the proposed scheme and updated reports respond to and address the concerns that have been raised by the Council on the application. The applicant has made these amendments in good faith and in order to proceed to a positive decision swiftly but reserves the right to revert to the original scheme if an appeal is required.

We of course would welcome continued engagement with you. If the Council has any questions regarding the application, please do not hesitate to contact me on 02037138502, by email to henrydunleavy@dlbp.uk or by post at the address above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'HD' followed by a stylized flourish and a period.

HENRY DUNLEAVY AssocRTPI

On behalf of DLBP Ltd

Enc as listed.

DLBP Ltd is registered in England and Wales at 7a Pindock Mews, Little Venice, London, W9 2PY, number 7229435. VAT registration number 394 9000 800.

APPENDIX I: LIST OF AMENDED PLAN REFERENCES

Drawing Name	Original Drawing Reference	Amended Drawing Reference	Scale
Proposed Site Plan	I710/PL13 Rev. B	I710/PL13 Rev. C	1:200 (A3)
Proposed Basement Plan	I710/PL14 Rev. A	I710/PL14 Rev. B	1:100 (A3)
Proposed Ground Flood Plan	I710/PL15 Rev. B	I710/PL15 Rev. C	1:100 (A3)
Proposed First Flood Plan	I710/CD16 Rev. B	I710/CD16 Rev. C	1:100 (A3)
Proposed Second Flood Plan	I710/PL17 Rev. A	I710/PL17 Rev. B	1:100 (A3)
Proposed Roof Plan	I710/PL18 Rev. A	I710/PL18 Rev. B	1:100 (A3)
Proposed Street Elevation	I710/PL19 Rev. A	I710/PL19 Rev. B	1:200 (A3)
Proposed Front Elevation	I710/PL20 Rev. A	I710/PL20 Rev. B	1:100 (A3)
Proposed Side Elevation (West)	I710/PL21 Rev. A	I710/PL21 Rev. B	1:100 (A3)
Proposed Rear Elevation	I710/PL22 Rev. B	I710/PL22 Rev. C	1:100 (A3)
Proposed Side Elevation (East)	I710/PL23 Rev. A	I710/PL23 Rev. B	1:100 (A3)
Proposed Section A2	I710/PL24 Rev. A	I710/PL24 Rev. B	1:100 (A3)

Proposed Section A3	I710/PL25 Rev. A	I710/PL25 Rev. B	I:100 (A3)
View from Aylmer Road looking south-west	I710/PL26 Rev. A	I710/PL26 Rev. B	N/A (A3)
View from Aylmer Road looking south	I710/PL27 Rev. A	I710/PL27 Rev. B	N/A (A3)
View from Aylmer Road looking south-east	I710/PL28 Rev. A	I710/PL28 Rev. B	N/A (A3)
View of Front Elevation	I710/PL29 Rev. A	I710/PL29 Rev. B	N/A (A3)
View of Rear Elevation from the south-west	I710/PL30 Rev. A	I710/PL30 Rev. B	N/A (A3)
View of Rear Elevation from the south	I710/PL31 Rev. A	I710/PL31 Rev. B	N/A (A3)
View of Rear Elevation from the south-east	I710/PL32 Rev. A	I710/PL32 Rev. B	N/A (A3)
Proposed Section A1	(Not submitted with the original application drawings in November 2022)	I710/PL33 Rev. -	I:100 (A3)