



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/1305</b>                                                              |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                            |
| <b>Address:</b>            | 66 Cromwell Avenue, Hornsey, London, N6 5HQ                                       |
| <b>Proposal:</b>           | Erection of a boundary brick wall and metal gate on the Winchester Place frontage |
| <b>Case Officer:</b>       | Eunice Huang                                                                      |
| <b>Valid Date:</b>         | 25/08/2023                                                                        |
| <b>Applicant:</b>          | Mrs Beth Keaveny                                                                  |
| <b>Agent:</b>              |                                                                                   |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. CONSULTATION RESPONSE**

1.1 The following response was received following consultation on the application:

1) LBH Conservation: No objection. The proposed red brick boundary wall is acceptable in principle. Many of the brickwork walls in the area are around 1.5-1.7m in height, the proposed boundary wall would be slightly higher than these. However, the proposed wall is located between the 1970s house and the existing garages. The additional height is unlikely to be readily noticeable as it would not be seen in this context. The design of the one sided street would be preserved and the wall would not be a prominent feature and it would accordingly have a neutral impact on the Conservation Area.

#### **2. LOCAL REPRESENTATIONS**

2.1 One representation was received in response to notification and publicity of the application. The following issues were raised by local group (Highgate Conservation Area Advisory):

- Drawings are not to scale and proposal unclear
- Proposed boundary wall is not in keeping with conservation area

#### **3. REASONS FOR GRANTING PERMISSION**

3.1 This is an application for the erection of a boundary brick wall and metal gate on the Winchester Place frontage.

3.2 The application site is a three storey semi-detached dwelling on the north-western side of Cromwell Avenue. The site has a rear frontage to Winchester Place. The site is located in Highgate conservation area and does not fall within the curtilage of a listed building.

3.3 The planning history of the site is as follows:

- HGY/2022/3531 - Rebuild of existing front boundary wall – Approved with conditions – 25/04/2023.
- HGY/2020/2684 – Demolition of existing rear extension and replacement with full-width single storey extension. Approved with conditions 02/12/2020.

3.4 The applicant submitted revised drawings to clarify the proposed rear boundary wall proposal. The rear boundary wall reaches a height of 2m at the pillars. It would be composed of a mixture of Waresley Red Brick from MP Morans, and reclaimed bricks, with a black iron sliding gate.

3.5 The design, scale and materiality of the new boundary wall, as per the additional information submitted is viewed to be sensitive to the character of Winchester Avenue, and the character and appearance to this part of the conservation area, leaving it preserved.

3.6 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policy SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF. The proposal is considered to comply with the Highgate Neighbourhood Plan 2017 Policy DH6.

3.7 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

#### **4. RECOMMENDATION**

GRANT PLANNING PERMISSION subject to conditions.

##### **Conditions:**

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality 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.

##### **Informatives:**

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

**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.