

Supporting Planning Statement

3 Curzon Road, London, N10 2RB

October 2023

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1.0 Introduction

- 1.1 We write on behalf of our client, Mayfair Trading Company Limited, in support of the proposed development at No.3 Curzon Road, London, N10 2RB (hereafter referred to as 'the site'). The site lies within the London Borough of Haringey (LBH) and photographs of the site and surrounding area are provided at Appendix 1.
- 1.2 The site comprises a large semi-detached property which sits at the southern end of Curzon Road on the western side. The property is two storeys with an attic floor and is arranged as two flats (Nos. '3' and '3A') each with a separate entrance from Curzon Road. This section of Curzon Road is characterised by a number of semi-detached pairs. However, No.1, which lies immediately to the south, comprises a substantial detached property, which is arranged as two flats.
- 1.3 The site benefits from being in close proximity to the amenities (restaurants, bars, shops) of Muswell Hill which is a few minutes' walk to the southwest. Furthermore, Alexandra Palace and Park, which provides amenity space and cultural activities, lies a 5 minute walk to the east.
- 1.4 The proposal seeks to extend the property at the rear and basement level to deliver 4 residential units in total. These are arranged as 1x3 bedroom (5p) flat at the basement and ground floor (rear); a 1x2 bedroom (4p) flat at the basement and ground floor (front); a further 1x2 bedroom (4p) flat at the first floor and a 1x1 bedroom (2p) flat at the second floor. The property also benefits from a large west facing garden.
- 1.5 All of the proposed dwellings are dual aspect, and benefit from private amenity space. Furthermore, due to the east and west orientation of the building, the flats will benefit from good levels of daylight and sunlight throughout the day. All units meet or exceed the minimum space standards for new dwellings set out within the London Plan.
- 1.6 The proposal represents a high-quality development that will result in greater 'design harmony' and symmetry at the rear by matching the form of the existing rear extension at No.5 Curzon Road. The proposal will also result in the net gain of 2 units and an enhanced dwelling, which includes an additional three bedroom family unit.
- 1.7 It should be noted that this Planning Application follows on from a recent Approval (ref: HGY/2022/4276) at the site which was determined on 20th June 2023 for the following development:

'Erection of a three-storey rear extension, single storey ground floor extension and rear dormer extension and the reconfiguration of the existing two self-contained flats to form three-self contained flats comprising 1x1 bedroom unit, 1x2 bedroom unit and 1x3 bedroom unit.'

- 1.8 The Planning Permission from June established the principle of the rear extension and use of the loft area (2nd Floor) as residential accommodation. This Application carries through these elements, which are accepted by virtue of Permission ref: HGY/2022/4276. A copy of the Planning Permission Decision Notice (ref: HGY/2022/4276) from 20th June 2023 is provided at Appendix 2.
- 1.9 In contrast to the previous scheme, this proposal provides a new basement level, resulting in the provision of 4 dwellings, rather than 3. However, the design, appearance and general 'look' of the scheme will remain the same as the key alteration is the addition of a basement, which is not readily apparent from the street.
- 1.10 The format of this Supporting Planning Statement is as follows:
- Section 2 describes the site and its' context
 - Section 3 summarises the planning history at the property
 - Section 4 describes the proposal
 - Section 5 details the planning policy position
 - Section 6 provides an assessment of the proposal
 - Section 7 contains our conclusion

2.0 The Site

- 2.1 The site is located a short walk (approx. 5 minutes) to Muswell Hill which benefits from numerous and regular bus routes (e.g., No.43, 102, 134, 234, 299 & 634) into central London and north London. Bounds Green Underground Station (Piccadilly Line) and Bowes Park Overground Station are located to the northeast.
- 2.2 Alexandra Palace Overground Station is also located to the east. On this basis, the site benefits from a Public Transport Accessibility Level (PTAL) of 3, which indicates an average level of accessibility. See figure 1.1 below.

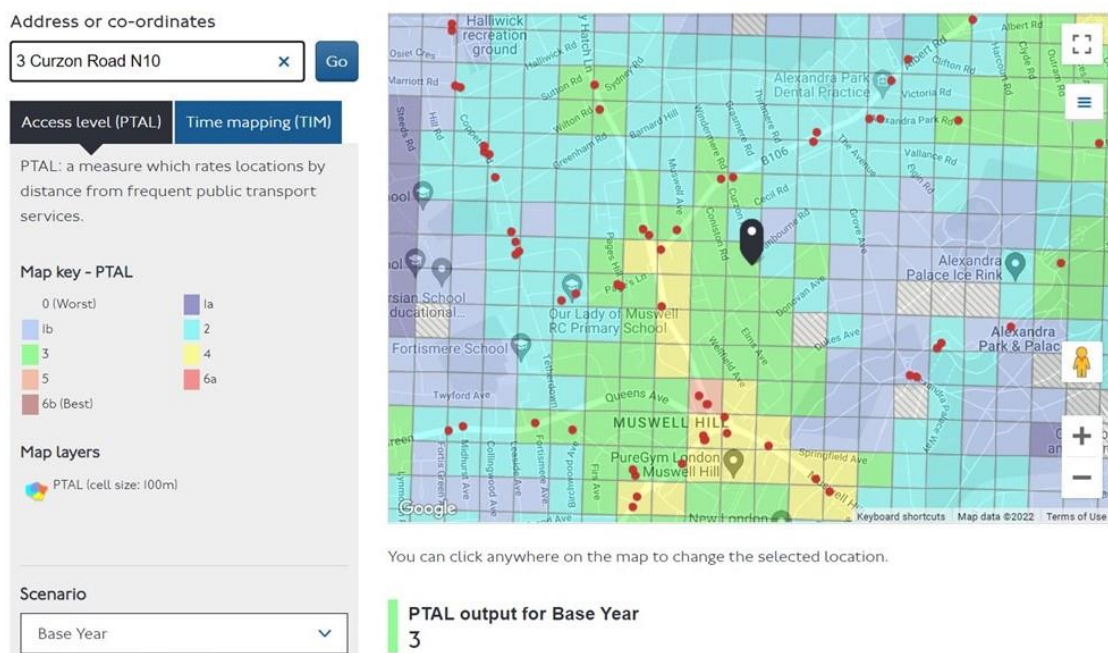


Figure 1.1: PTAL Rating for the Site: source, WebCAT

- 2.3 Curzon Road is characterised by two and three storey Edwardian terraced and semi-detached houses, many of which are arranged as flats. Curzon Road is a wide residential street and No.3 lies at its' southern end.
- 2.4 Nos. 3 & 5 form a pair of semi-detached properties, along with Nos. 7-9 & Nos. 11-13. However, No.1, which lies immediately to the south, comprises a substantial detached property, which is arranged as two flats and has a two storey square projection. No.3 Curzon Road comprises two storeys with an attic floor. It is arranged as two flats (Nos '3' and '3A') each with a separate entrance from Curzon Road.

- 2.5 The site benefits from being near the amenities (restaurants, bars, shops) of Muswell Hill which is a few minutes' walk to the southwest. Furthermore, Alexandra Palace and Park, which provides amenity space and cultural activities, lies a 5 minute walk to the east.
- 2.6 The property sits on a generous plot with a large rear garden and a smaller front garden. It benefits from generous ceiling heights and large windows as well as a small cellar. The property is currently arranged as two flats, and we understand that this conversion took place in the early 1990's. Appendices 3 & 4 provide email responses from LBH noting Council Tax records (Appendix 3) and Electoral Roll records (Appendix 4) for both flats at the property.
- 2.7 In relation to this point, the Planning Officers Delegated Report for Permission ref: HGY/2022/4276 from June 2023 is relevant and states:
- 'There is no history of any applications relating to the conversion of the property into two flats. Based on the Valuation Office Agency records the property appears to have been in use as two flats since at least 1993, when Council Tax was first introduced. Historic 'Google Street View' images show the two flat's front doors have been there since 2008. There is little doubt therefore that the property's use as two separate flats is lawful.'*
- 2.8 A copy of the Planning Officers Delegated Report for Planning Permission ref: HGY/2022/4276 at the site is provided at Appendix 5.
- 2.9 The property is located within the Muswell Hill Conservation Area and is identified as a positive contributor within the Muswell Hill Conservation Area Character Appraisal (2008). However, it should be noted that the vast majority of the properties on Curzon Road are identified as positive contributors (e.g., Nos. 1-53 (odd) Nos. 57-63 (odd) and Nos. 2 – 46 (even)).

3.0 Planning History

- 3.1 We have undertaken an online planning history search of the site via the LBH Council website. As noted in Section 1, we can confirm that a recent Planning Permission (ref: HGY/2022/4276) at the site was Approved on 20th June 2023 for the following development:

'Erection of a three-storey rear extension, single storey ground floor extension and rear dormer extension and the reconfiguration of the existing two self-contained flats to form three-self contained flats comprising 1x1 bedroom unit, 1x2 bedroom unit and 1x3 bedroom unit.'

- 3.2 This Planning Permission from June 2023 established the principle of the three storey rear extension and use of the loft area (2nd Floor) to provide an additional residential dwelling. With reference to the three storey rear extension, the Delegated Planning Officers Report is relevant and states:

'Three-storey rear extension.'

The proposed part three-storey extension, with the 2nd floor accommodated partly within pitched roof, would have an almost identical ridge and eaves height and width as the existing 3-storey extension to the rear of the attached neighbouring property at no.5 Curzon Road. Both are gable ended, however the 2nd floor of the proposal would include a recessed balcony. It would also be significantly deeper, extending approximately 4.4 metres from the main rear elevation, compared to the 2.6 metre depth of no.5's extension. However, the additional depth is not considered out of proportion to the existing building, particularly given the context of the existing two-storey side & rear flat roofed extension to the side of the neighbouring detached houses original rear outrigger and which extends along the boundary of the application property's site.

Given the varied pattern of development within the immediate vicinity of the site, the proposed three-storey extension would not appear disproportionate or out of keeping.'

- 3.3 Other elements of the Planning Officers Delegated Report are referred to in Section 6 'Planning Assessment'.
- 3.4 With reference to older planning decisions within the vicinity of the site, it should be noted that there are two historic decisions that relate to **No.5 Curzon Road**. On 6th July 1972 planning permission (ref: OLD/1972/0247) was granted for the following development:

'Conversion to 3 self-contained flats and erection of 3 storey extension at rear. (to view documents please go to OLD/1972/0248).'

- 3.5 Following on from that decision, planning permission (ref: OLD/1972/0248) was granted on 21st November 1972 for the following development:

'Formation of dormer window to rear elevation, enlargement of windows to proposed rear extension and alterations to proposed second floor layout.'

- 3.6 Despite the historic nature of these applications, we consider that the conversion of No.5 to create 3 flats alongside a 3-storey rear extension provides a very useful precedent for the proposal at No.3. The Council agreed with this assertion as these elements at No.3 are now Approved by virtue of Planning Permission ref: HGY/2022/4276.

4.0 The Proposal

- 4.1 The proposal seeks to provide a ground floor rear extension as well as a part three storey rear extension at the southern boundary. This responds to the form of the existing three storey rear extension at No.5 Curzon Road, resulting in greater design conformity and symmetry. As discussed, these elements have already been established by virtue of Planning Permission ref: HGY/2022/4276, dated 20th June 2023.
- 4.2 The existing property is arranged as two flats. The ground floor comprises a one bedroom (2p) flat and totals 68 sq. m. It has sole use of the rear garden. The existing first floor flat comprises a two bedroom (4p) flat and totals 101 sq. m. This unit also benefits from the attic floor for storage purposes. The flats are in average to poor condition and would benefit from further investment and development.
- 4.3 In addition to the rear extensions, the proposals also include:
- (a) the removal of a small chimney in the middle of the rear roof. This chimney is long since obsolete, is not visible from the road, and has no bearing on the street scene.
 - (b) alteration / introduction of additional windows on the flank wall.
 - (c) insertion of roof lights at the southern and eastern elevation fronting onto Curzon Road.
- 4.4 When compared to the previous scheme at the site for three dwellings, as detailed within Planning Permission ref: HGY/2002/4276, the key alteration with this proposal is the addition of a basement level and alterations to the ground floor. Whilst this creates little or no change to the key external elements, it results in the provision of an additional unit (4 dwellings in total).
- 4.5 The proposed basement and ground floor maisonette (rear) is referred to as '**Flat 3A**' and provides two double bedrooms at the basement level, which both open on to a lower terrace. This also provides access to the private rear garden at ground level. See Figure 1.2, which shows a plan of the proposed basement level.

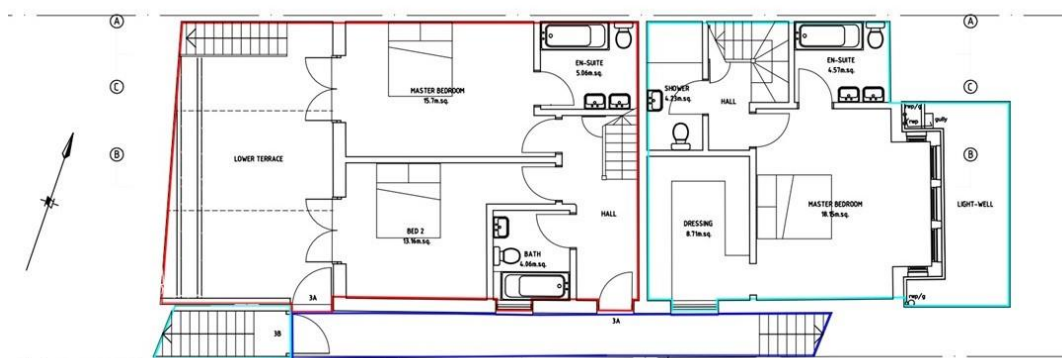


Figure 1.2: Proposed Basement Level

- 4.6 Flat 3A is accessed via the side entrance (adjacent to No.1) at the basement level. Access to the ground floor is provided by an internal stair which includes an additional single bedroom, with an open plan kitchen, living and dining area (KLD). The ground floor opens onto a '*glazed bridge*', which provides direct access into the private garden, which totals 57 sq. m. See Figure 1.3. which shows the '*Proposed Ground Floor Level*'.

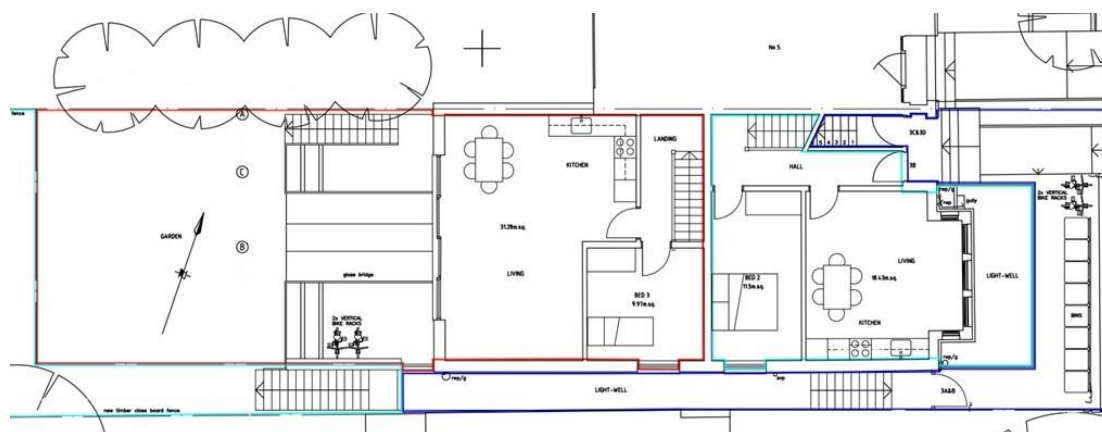


Figure 1.3: Proposed Ground Floor Level

- 4.7 In total, Flat 3A provides a 3 bedroom (5p) family dwelling over two floors, which comprises 97 sq. m. This exceeds the minimum floor area requirements for this type of units as detailed within Table 3.1 '*Minimum internal space standards for new dwellings*', within the London Plan.
- 4.8 The proposed basement and ground floor maisonette (front) is referred to as '**Flat 3B**' and provides a double bedroom at the basement level, with a further double bedroom and a KLD area at the ground floor. The unit benefits from a private garden, which is accessed via the side entrance (adjacent to No.1) and totals 71 sq. m. However, 'Flat 3B' is accessed directly from its own entrance from Curzon Road.
- 4.9 In total, Flat 3B provides a 2 double bedroom (4p) dwelling over two floors, which comprises 82 sq. m. This exceeds the minimum floor area requirements for these types of units as detailed within Table 3.1 within the London Plan. See Figures 1.2 & 1.3.
- 4.10 The proposed first floor unit (referred to as '**Flat 3C**') comprises a two double bedroom (4p) unit (70 sq. m GIA). The master bedroom benefits from an en-suite and there is a separate bathroom to serve the flat. The flat has a large kitchen, living and dining area which opens out onto a first floor terrace, which totals 8.9 sq. m.
- 4.11 It is near identical to the first floor arrangement which was granted permission in June 2023 (ref: HGY/2002/4276). However, it now includes a study to aid home working, which has slightly reduced the size of the master bedroom. The bedroom still remains generous at 14.2 sq. m, compared to the minimum of 11.5 sq. m for double bedrooms.

- 4.12 Flat 3C is also accessed directly from Curzon Road, however, unlike Flat 3B, it shares a communal entrance stair with Flat 3D. As with the other dwellings, we can confirm that the unit meets the required floor area standards detailed within Table 3.1 of the London Plan. See Figure 1.4 'Proposed First Floor Level'.

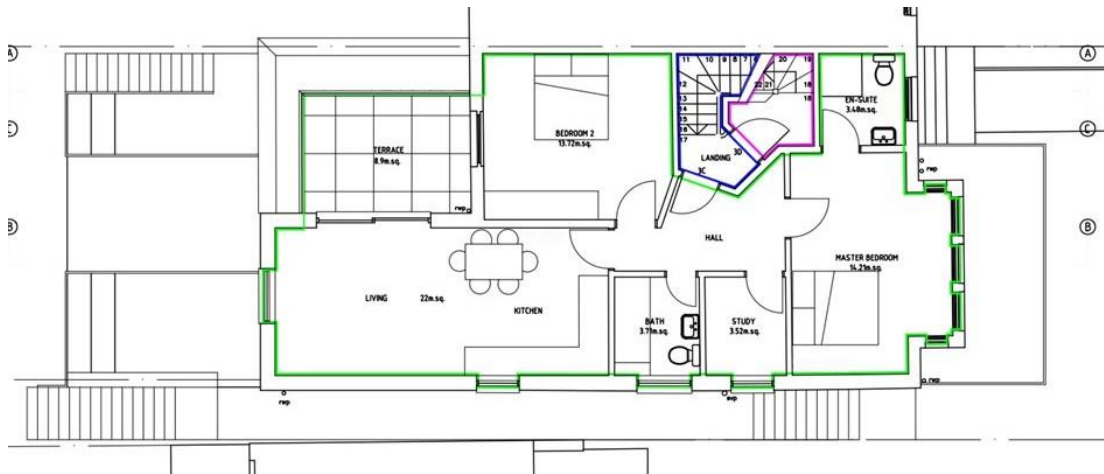


Figure 1.4: Proposed First Floor, 2 bedroom (4p) unit with study

- 4.13 The proposed second floor unit comprises a one bedroom (2p) unit (56 sq. m GIA). There is a separate bathroom to serve the unit as well as large storage areas. The flat has a large kitchen, living and dining area which opens out onto a private terrace at the rear (5.4 sq. m). This is enclosed by brick walls on the flank elevations to minimise overlooking.
- 4.14 With reference to the previous scheme, we would like to highlight that the 2nd floor dwelling is identical to that which was granted permission in June 2023 (ref: HGY/2002/4276). See Figure 1.5 below, which shows a plan of the proposed second floor unit.

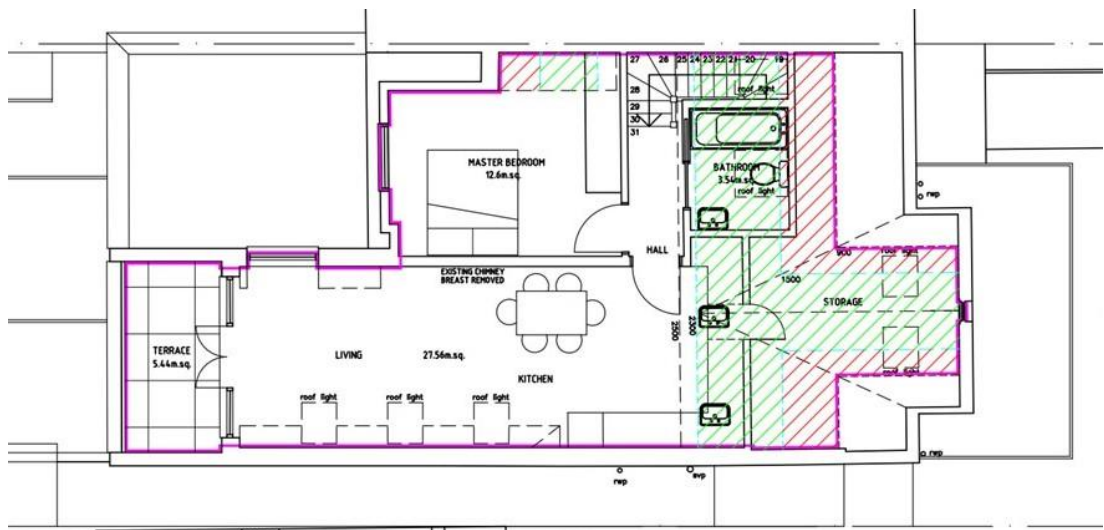


Figure 1.5: Proposed 2nd Floor, showing identical layout to permitted scheme

- 4.15 The proposed rear elevation comprises as a three storey element, which positively responds to the existing three storey rear extension at No.5 Curzon Road. No.3 & 5 Curzon Road form a pair of semi-detached dwellings and the proposal will bring greater design harmony and symmetry at the rear, whilst optimising the potential of the site.
- 4.16 As discussed previously, this element of the proposal has been accepted by virtue of Planning Permission ref: HGY/2002/4276. See Figure 1.6 below, which shows the proposed rear elevation with the existing three storey extension at No.5.



Figure 1.6: Proposed Rear Elevation, near identical to permitted scheme, with basement

- 4.17 In total, the proposal will comprise 305 sq. m of residential floorspace, representing an uplift of 136 sq. m. The scheme will provide four high quality dwellings (with a net gain of 2 unit) which are all dual aspect and exceed the minimum floor area standards within the London Plan.

5.0 Planning Policy Position

- 5.1 Section 38(6) 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. Specifically, Section 38(6) states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 5.2 In this instance, the relevant Development Plan documents comprise Haringey's Local Plan: Strategic Policies, (March 2013 consolidated with alterations since 2017), which was adopted in July 2017 and the Development Management Development Plan Document (DPD), which was adopted in July 2017. The London Plan, which was published on 2nd March 2021, also forms part of the Development Plan.

- 5.3 The following documents will also include provisions that are ‘*material considerations*’:

- The National Planning Policy Framework (NPPF), September 2023
- The LBH Planning Obligations SPD, March 2018
- LBH Adopted CIL Charging Schedule

Proposals Map Designations

- 5.4 The site is identified as being within the following site-specific designations:

- Within the Muswell Hill Conservation Area

- 5.5 An extract from the LB Haringey Policies Map is provided below at Figure 1.7.



Figure 1.7: Extract from the LB Haringey Policies Map (site is within centre of extract)

6.0 Assessment of Proposal

6.1 The key planning considerations that relate to the proposed development are as follows:

- Principle of Development: Residential Use
- Residential Considerations
- Design, Heritage, and Amenity
- Cycle Parking and Servicing
- CIL contributions

Principle of Development: Residential Use

- 6.2 Policy SP0 '*Presumption in Favour of Sustainable Development*', within Haringey's 'Local Plan: Strategic Policies' notes that the council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF.
- 6.3 Paragraph 119 of the NPPF promotes the effective use of land and paragraph 69 recognises that small and medium sites (less than 1 hectare in size) can make an important contribution to meeting the housing requirement of an area.
- 6.4 Policy SP2 '*Housing*', also notes that the Council will aim to provide homes to meet Haringey's housing needs and make full use of Haringey's capacity for housing by maximising the supply of additional housing. We also consider that the proposal accords with part 'D' of Policy DM10 '*Housing Supply*' as the proposal constitutes a 'windfall' development site that will contribute to Haringey's housing target.
- 6.5 We consider this to be relevant given the fact that Policy H1 '*Increasing housing supply*' within the London Plan has set an annual target of 1,592 dwelling per annum for Haringey, representing an increase above the previous target of 1,502 dwellings per annum.
- 6.6 Part 2(a) of Policy H1 within the London Plan is particularly relevant. It states:

'2) boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:

*a) sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a Tube station, rail station **or town centre boundary.***

6.7 Furthermore, Part B (1) of Policy H2 '*Small sites*', within the London Plan is relevant and states:

'B Boroughs should:

1) recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites'

6.8 Paragraph 4.2.4. within the London Plan forms the supporting text to Policy H2 and states:

'4.2.4. Incremental intensification of existing residential areas within PTALs 3-6 within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites.'

6.9 Table 4.2 supplements Policy H2 and provides 10-year targets for net housing completions on small sites (below 0.25 hectares in size) for all London boroughs. Accordingly, Haringey is required to provide 2,600 housing completions on small sites between 2019/20 -2028/29, which equates to annual target of 260 dwellings. Therefore, we consider the proposed development provides an efficient use of land and supports the 'small site' housing targets within Table 4.2 of the London Plan.

6.10 Furthermore, the historic and existing use of the property is for C3 residential use as it comprises two flats. The proposal simply seeks to extend and enhance the property resulting in a net gain of 2 dwellings.

6.11 As noted within this report, the site benefits from Planning Permission (ref: HGY/2022/4276) from June 2023. The Planning Officers Delegated Report (Appendix 5) refers to the '*Principle of development*' and states (in part) as follows:

'Policy DM10 'Housing Supply' of Haringey's DM Policies DPD (2017) states that whilst the Council will prioritise housing development on allocated sites, proposal for new housing on unallocated sites, 'windfall developments', where they are deemed to comply with the relevant policies of the Plan, will make a valuable contribution to Haringey's housing supply.'

6.12 The same section ('*Principle of development*') also states:

*'The site is approximately 320 metres from the boundary of the Muswell Hill District Centre. As such **the principle of extending and intensifying the residential use of the site is in line with the above policies and is therefore acceptable in principle.**'*

- 6.13 In summary, the proposal accords with Policies H1 and H2 within the London Plan as it is located within 800 metres of Muswell Hill Town Centre, and benefits from a PTAL of 3. Therefore, the provision of additional residential development at the site accords with the NPPF, the London Plan and local planning policy framework.
- 6.14 The proposal also builds on the recent permission at the site from June 2023 for 3 dwellings. This proposal optimises the capacity of the site by creating a new basement level, which results in the provision of 4 dwellings at the site. Above ground, and from street views, there will be minimal alterations compared to the extant permission. On this basis, we consider the principle of the development is acceptable and should be supported.

Residential Considerations

- 6.15 Policy GG4 '*Delivering the homes Londoners need*' within the London Plan seeks to create a housing market that works better for all Londoners and requires those involved in planning and development to 'ensure that more homes are delivered'. Policy D3 '*Optimising site capacity through the design-led approach*' of the London Plan states that 'incremental densification' should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way.
- 6.16 Policy DM1 '*Delivering high-quality design*' and Policy DM12 '*Housing Design and Quality*' within Haringey's Development Management DPD requires all new housing to be of a high quality, both internally and externally, whilst ensuring neighbouring amenity and privacy is considered.
- 6.17 All of the units proposed will benefit from good levels of daylight and sunlight due to the 'east – west' orientation of the property. The supporting Daylight / Sunlight Report has specifically assessed the basement and ground floor units and confirms that acceptable daylight and sunlight levels are achieved. On this basis, we consider that the proposed dwellings will benefit from good levels of daylight. See the supporting '*Daylight/Sunlight*' Report by Daylight Sunlight Consulting Ltd for further information.
- 6.18 As the proposal includes a basement level, Policy D10 '*Basement development*', within the London Plan and Policy DM18: '*Residential Basement Development and Light Wells*', within the Development Management DPD are most relevant. Much of the supporting text to Policy D10 within the London Plan refers to large scale multi-level basements, which is not relevant to this proposal. However, Paragraph 3.10.6 which supports Policy D10 is relevant and states:

*'3.10.6 The Mayor considers that **smaller-scale basement excavations**, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space without the costs of moving house. In areas where basement developments could cause particular harm, boroughs can consider introducing Article 4 Directions to require smaller-scale proposals to obtain planning permission.'*

- 6.19 The proposal represents a small-scale basement excavation, which is appropriately designed and capable of safe and appropriate construction (to be dealt with via the Building Control regime, should permission be granted). In this instance the additional floorspace contributes to the efficient use of the site, creating extra living space, specifically enabling the delivery of an additional unit compared to the June 2023 scheme.
- 6.20 Policy DM18 within the Development Management DPD sets out several criteria that are relevant considerations for new basement development in Haringey. Part 'A' 'c' seeks to avoid harm to the appearance or setting of the property or established character of the area and Part 'A' 'd' seeks to protect amenity of adjoining properties.
- 6.21 With reference to the established character of the area, we would like to highlight an Appeal Decision (ref: APP/Y5420/W/17/3191397) for a basement flat (not a maisonette with a basement level) at No.21 Muswell Hill, N10, which is a short distance to the northwest of the site. The Appeal was Allowed and dates from 12th June 2018. With reference to the character of the area, paragraph 10 is relevant and states:
- '10. The appeal site is located within the Muswell Hill Conservation Area where development should preserve or enhance the character and appearance of the area. The proposed development **would include the introduction of a lightwell to the front garden of the existing property to provide light to the bedroom. The Appellant has identified similar lightwells present in the nearby areas and I have had regard to these.** The current front boundary of the appeal site comprises a small wall and the proposal would involve the use of traditional railings around the lightwell. I consider that this would sufficiently mitigate the visual impact of the proposed lightwell. Accordingly the proposal would preserve the character and appearance of the Conservation Area.'*
- 6.22 We would also like to highlight that basements and lightwells are a general feature in the local area and are apparent Nos. 4, 9, 10, 12, 18, 19, 34, 74 & 82 Coniston Road, as well as 9 Muswell Road, to name a few. There are many more on Methuen Park, Donovan Avenue and Dukes Avenue. Furthermore, the lightwell would not be highly visible, due to the existing wall which fronts onto Curzon Road. A copy of the Appeal Decision for 21 Muswell Road (12th June 2018) is provided at Appendix 6.

- 6.23 Further details of the Proposed Basement are contained within the Basement Impact Assessment and Structural Method Statement by Braemar Structural Design which supports the Application.
- 6.24 It should be noted that all units benefit from private amenity space in accordance with part 'B' of Policy DM12. Flat 3A benefits from a private garden which totals 57 sq. m, which includes the glass bridge. It also benefits from a 27 sq. m terrace below this, which will provide additional high-quality amenity space to support the dwelling (84 sq. m in total). Flat 3B benefits from a large private garden which totals 71 sq. m. It is accessed via the side passage, which totals 16 sq. m. However, we have not included the side passage area (16 sq. m) in the 71 sq. m figure.
- 6.25 The first floor unit benefits from an 8.9 sq. m terrace, which is accessed from the living room. The first floor unit includes obscure glazing to the sides of the terrace to maintain privacy. The second floor unit has a terrace of 5.4 sq. m. The unit is flanked by floor to ceiling brickwork in line with the neighbour's extension at No.5 ensuring that there are no oblique views or overlooking.
- 6.26 We consider that the proposed enhancements, basement excavation, and extension to the rear elevation will maximise the amount of natural light, encourage natural ventilation and enable an increased sense of space and amenity for future occupiers. On this basis, we consider that the proposals deliver high-quality residential units in accordance with the national and local plan policies.
- 6.27 Policy DM11 '*Housing Mix*', within the Development Management DPD seeks to ensure that proposals provide a mix of units that optimise the development potential of sites through a rigorous design-led approach. It goes on to state that the Council will not support mono-tenure developments which contain 1 or 2-bedroom units only.
- 6.28 Part 'a' of Policy DM11 states that the Council will consider the proposed mix based on the individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed.
- 6.29 In response to this guidance, the proposal provides the following dwelling mix:
- 1x1 bedroom unit (25%)
 - 2x2 bedroom-unit (50%)
 - 1x3 bedroom-unit (25%)
- 6.30 We note that that proposal contributes a family sized dwelling when compared to the existing situation at the site, which comprises 1x1 bedroom unit and 1x2 bedroom unit. The net gain of a high quality 3 bedroom (5p) family dwelling is a key benefit of the proposal.

- 6.31 In short, we consider that the proposal provides a high-quality mix of three different dwelling types within the scheme, which will contribute a range of dwellings to Haringey's housing targets. On this basis, we consider that the Council should support the overall dwelling mix.
- 6.32 The property comprises a brownfield site at an accessible location, close to the amenities of Muswell Hill. The proposal will optimise the development potential of the site whilst taking the opportunity to enhance the local context and character of the area. The scheme provides a contextually sensitive design with high-quality dwellings, which work with the existing and adjacent property.
- 6.33 Furthermore, the proposal will provide vital investment and enhance the overall appearance of the building. On this basis and for the reasons noted, we consider that the proposal should be supported.

Design, Heritage, and Neighbouring Amenity

- 6.34 Section 12 '*Achieving well-designed places*' within the NPPF requires good design and notes that proposals should aim to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. It also requires proposals to be visually attractive as a result of good architecture and effective landscaping.
- 6.35 Policies SP12 '*Conservation*' within the 'Local Plan: Strategic Policies' and DM9 '*Management of the Historic Environment*' within the Development Management DPD seek to ensure that new development conserves and enhances heritage assets in the borough.
- 6.36 Policy SP11 '*Design*' within the Haringey 'Local Plan: Strategic Policies', requires development to be of the highest standard of design that respects its local context, character, and historic significance. It also seeks to ensure developments minimise impacts on climate change by adopting sustainable design and construction techniques and promotes secure places within a high-quality landscape.
- 6.37 Policy DM1 '*Delivering High Quality Design*' within the Development Management DPD reinforces these policy requirements. It also seeks to ensure that development proposals are appropriate to their locality, having regard to building heights, the form, scale, and mass prevailing around the site whilst preserving neighbouring amenity.
- 6.38 With specific reference to the proposal, Part 'A (a)' of Policy DM1 states that all new development must '*Relate positively to neighbouring structures, new or old, to create a harmonious whole*'.

- 6.39 In response to this point, it is important to note that the proposal includes a three storey rear extension. This responds to the existing three storey rear extension at No.5 Curzon Road. As Nos. 3 & 5 Curzon Road form a semi-detached pair we consider that the rear extension will relate positively to this neighbouring structure to create a harmonious whole. This approach also optimises the potential of the site by providing additional accommodation and was accepted by virtue of Planning Permission ref: HGY/2022/4276.
- 6.40 In terms of amenity, a daylight and sunlight report has been submitted in support of the application. It notes that the impact on adjacent dwellings is acceptable and notes the dual aspect nature of adjacent properties.
- 6.41 Additionally, it is important to note that the rear building line (and flank wall) at No.1 Curzon Road is set much further back than the rear building line at No.3 Curzon Road. Therefore, the proposed rear extension will not impact upon the amenity of No.1 due to the east facing orientation of both properties. See Appendix 1 'Site Photographs'.
- 6.42 As noted within this report, the site benefits from Planning Permission (ref: HGY/2022/4276) from June 2023. The Planning Officers Delegated Report for that scheme refers to the '*Impact on neighbouring amenity*', which referred to some objections raised by neighbours living to the rear of the site in Coniston Road. It states (in part) as follows:
- 'It is noted that the distance from the edge of the proposed second floor rear terrace to the end of the application site's garden would be 18.2m. The distance from the 2nd floor rear window to the end of the garden would be 19.8m. The distance from the 1st floor rear window in the end of the proposed extension to the end of the garden would be 18.0m; and the distance from edge of the proposed 1st floor rear terrace to end of the garden would be 18.9m. It's noted that it is approximately another 8.9 metres from the end of the site's garden to the main rear elevation of properties in Coniston Road. While the proposal would introduce additional and new forms of overlooking of properties to the rear of the site, **the generous separation distances set out above are sufficient to avoid what would be considered materially harmful loss of privacy or other negative amenity impacts on properties to the rear.**'*
- 6.43 We agree with the commentary within the Officers Delegated Report from the June 2023 consent. As the main alteration to the current proposal is the inclusion of a basement level, we do not consider that there is any material change in general privacy, amenity and overlooking distances, which have already been deemed to be acceptable by the Council.
- 6.44 As established, the proposal delivers a sensitive modernisation of the property, which retains the general appearance of the existing building from the street frontage. Furthermore, the conversion and extension of the property is a highly sustainable approach and results in additional high-quality dwellings which are well suited for young couples and families.

Cycle Parking and Servicing

- 6.45 The proposal provides six cycle spaces on-site. Two are provided in the rear gardens of Flats 3A and 3B (4 in total) to serve the basement and ground floor maisonette units. Two additional spaces are provided for within the front garden area.
- 6.46 Although this element of the proposal falls slightly short of the requirements of Policy T5 'Cycling' and Table 10.2 'Minimum cycle parking standards' of the London Plan, we are content to discuss alternative options with Planning Officers to ensure that appropriate mitigation is provided, if deemed necessary.
- 6.47 For example, we would be content to provide additional spaces within the two private gardens. We could also provide a small communal garden area at the rear of the site to accommodate two more cycle spaces. However, the Project Team felt that this would undermine the quality of the garden area for Flat 3B and should be avoided.
- 6.48 In terms of servicing, bin stores have been allocated a dedicated zone at the front of the site onto Curzon Road. This will accommodate safe and easy transport for bin and recycling collection on collection days.
- 6.49 With reference to car parking, the following commentary within the 'Transport Considerations' section of the Officers Delegated Report from the June 2023 permission is relevant, and states (in part) as follows:
- 'Given the absence of CPZ in the area, a car free scheme is not possible. Notwithstanding this the additional one bed flat, and the enlargement of the existing ground floor flat from one to three bedrooms is not considered likely to result in a significant increase in demand for on street parking, compared to the existing situation and given Haringey's relatively low level of car ownership.'*
- 6.50 We agree with this commentary and consider that the inclusions of one additional two bedroom dwelling, when compared to the June 2023 permission, is unlikely to result in a significant increase in demand for on street parking. Overall, we consider the proposal provides sensitive provisions for parking and servicing and accord with the relevant policies.

Community Infrastructure Levy (CIL)

- 6.51 The Haringey CIL requires a financial contribution of £368.12 per sq. m (GIA) of new additional residential floorspace (this is index linked) for sites within the 'western area' of the borough, such as the Curzon Road. Furthermore, the GLA Mayoral CIL2 requires a separate charge of £60 per sq. m for all new additional residential floorspace (GIA). However, as the property is occupied the CIL charge is only applicable to the net additional floorspace.

7.0 Conclusion

- 7.1 In conclusion, the site currently comprises two flats which would benefit from enhancement and investment. The principle of residential use at the site is established as this is the existing use. Furthermore, the Planning Permission at the site (ref: HGY/2022/4276) from 20th June 2023 has also established the principle of additional residential use at the site with the approval of 3 dwellings. However, there is a clear opportunity to provide four high quality dwellings (a net gain of 2 unit) by creating a new basement floor.
- 7.2 The rear extension will positively respond to the existing rear extension at No.5 Curzon Road, which forms part of a semi-detached pair with No.3. The rear extension sits adjacent No.1 Curzon Road, which has a rear building line which is set back from the existing rear building line of No.3. Overall, the extensions will result in greater design harmony with adjacent properties. This view is further supported by the positive commentary within Permission ref: HGY/2022/4276, which supported this element of the scheme.
- 7.3 The main frontage onto Curzon Road will retain its general appearance from the street. This approach will ensure that the property continues to preserve the character and appearance of Curzon Road which sits within the Muswell Hill Conservation Area.
- 7.4 The proposal results in the provision of high-quality units that accord with the relevant policy requirements. Furthermore, the conversion and sensitive extension of an existing property is an inherently sustainable approach to provide additional housing whilst respecting local context and character.
- 7.5 For the reasons noted within this Supporting Planning Statement, we consider that the proposal is acceptable and should be supported by the Council in this instance.

Appendix 1

Appendix 1: Site Photographs



Photo 1: Frontage of Nos. 3 & 3a Curzon Road, N10, with No.5 forming 'semi-detached pair'



Photo 2: Frontage of Nos. 3 & 5 Curzon Road, long view, looking north



Photo 3: Rear of No. 5 Curzon Road, with 3 storey extension



Photo 4: Rear of No. 5 Curzon Road, with 3 storey extension (close view)



Photo 5: Rear garden at No.3 Curzon Road (looking west towards Coniston Road)



Photo 6: Rear garden at No.3 Curzon Road (looking south west)



Photo 7: Rear of No.3 Curzon Road with flank wall and set-back building line of No.1



Photo 8: Flank wall and extended rear building line at No.1 Curzon Road



Photo 9: Side passage between Nos. 1 & 3 Curzon Road



Photo 10: Bathroom in existing ground floor flat at No.3 Curzon Road



Photo 11: Kitchen in existing ground floor flat at No.3 Curzon Road

Appendix 2

Mr Matt Humphreys
Clockwise
Greenside House
50 Station Road
London
United Kingdom
N22 7DE

20 June 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2022/4276
Location 3 & 3a Curzon Road, N10 2RB
Proposal Erection of a three-storey rear extension, single storey ground floor extension and rear dormer extension and the reconfiguration of the existing two self-contained flats to form three self-contained flats comprising 1x1-bedroom unit, 1x2-bedroom unit and 1x3-bedroom unit.
Received 30 November 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
2203.P.5 - Proposed Roof Plan		30 November 2022
2203.P.6 - Proposed Front (East) Elevation		30 November 2022
2203.P.2 - Proposed Ground Floor Plan		30 November 2022
2203.P.9 - Proposed Section AA		30 November 2022
2203.P.10 - Proposed Section BB		30 November 2022
2203.P.11 - Proposed Section CC		30 November 2022
2203.P.8 - Proposed Side (South) Elevation		30 November 2022
2203.BP.1 - Proposed Block Plan		30 November 2022
2203-P-4B - Proposed Loft Floor Plan	Revised (annotated to show floor to ceiling heights)	15 May 2023
2203-P-3B - Proposed First Floor Plan	Revised (reduced terrace)	15 May 2023
2203-P-7B - Proposed Rear Elevation	Revised (reduced terrace)	15 May 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 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** Prior to the commencement of buildings works above grade, detailed drawings, including sections, material specification, including samples where necessary, to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and dormer treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale, which shall include a recess of at least 115mm;
- d) Details of balustrading;
- e) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- f) Front boundary treatment; and
- g) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017. Management Development Plan Document 2017.

- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 5 Details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 6 cycle parking spaces (2 for each flat) for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 6 A detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 8 The 1.7m high balcony screen shown along the side of the first floor shall be installed prior to the first use of the terrace area and shall there after be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £2,969.30 (46.0sqm x £64.55) and the Haringey CIL charge will be £18,106.52 (46.0sqm x £393.62 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email

building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at
www.haringey.gov.uk/buildingcontrol.

Appendix 3

From: LBH Council Tax <Council.Tax@haringey.gov.uk>
Sent: 19 May 2022 16:35
To: SEB, FOX
Subject: Your Council Tax Enquiry

Dear Mr Hollenbery,

Address: 3 CURZON ROAD LONDON N10 2RB

Thank you for contacting this office regarding the above property.

My records show 3 Curzon Road has been on the council tax rating list as two flats, namely ground floor and first floor since our records began in 1993. I am unable to provide information for the period prior to that. I would suggest you obtain information from our planning department. Alternatively, visit voa.gov.uk, where you may find historic banding records.

Kind regards

Ms Y Yang
Council Tax Team

Powered by **Northgate Enterprise**

Haringey Council

www.haringey.gov.uk

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Appendix 4

From: Museum Services <Museum.Services@haringey.gov.uk>
Sent: 12 April 2022 10:19
To: nealhollenbery@gmail.com
Subject: RE: 3 and 3A Curzon Road London N10 3RB

Dear Neal,

Thank you for your email asking about evidence of occupancy at 3/3A Curzon Road N10 3RB. Although we don't hold information on council tax and rates from the 21stC in the archive (you would need to speak with the Council Tax department about that), we do have the historical Electoral Registers which note everyone registered to vote at a particular address, year by year. If your building has two separate residential addresses, then they will be listed as separate addresses in the registers, that is as long as the occupants were registered to vote.

I can confirm from the Electoral Registers that up to and including the register for 1990-91 the building was listed only as No 3 Curzon Road. From the following year (1991/92) the listing at that address changed to two separate residences - Nos. 3 and 3A, and has continued to be listed as the two addresses that from that point.

If you'd like to check these yourself, you are very welcome to make an appointment to come in and look at the registers. We are open Weds-Fri for morning (10-12.30) and afternoon (1.30-4) appointments. Let us know when you'd like to come in and I will confirm your appointment by email.

Best wishes

Julie

Julie Melrose
Archivist

Haringey Council
Haringey Archive and Museum Service
Bruce Castle Museum, Lordship Lane, London N17 8NU
020 8489 4250 (Option 2)
Pronouns: she/her

www.haringey.gov.uk
[twitter@haringeycouncil](https://twitter.com/haringeycouncil)
facebook.com/haringeycouncil

Have a look at our new website: <https://www.brucecastle.org/>

From: nealhollenbery@gmail.com <nealhollenbery@gmail.com>
Sent: 11 April 2022 09:52
To: Museum Services <Museum.Services@haringey.gov.uk>
Subject: 3 and 3A Curzon Road London N10 3RB

Dear Sirs,

I believe the freehold house at 3 Curzon Road Muswell Hill has been lived in as 2 flats for more than 20 years. I am looking for evidence that this is the case, probably from historical council tax/ rates records.

I can come to the archive myself, or maybe you can tell me for how long this house has been rated as two properties?

I attach the current listings.

Many thanks for your help,

Neal

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Appendix 5

Officer's Report

Application Number	HGY/2022/4276
Type	Full planning permission
Location	3 & 3a Curzon Road, N10 2RB
Proposal	Erection of a three-storey rear extension, single storey ground floor extension and rear dormer extension and the reconfiguration of the existing two self-contained flats to form three self-contained flats comprising 1x1-bedroom unit, 1x2-bedroom unit and 1x3-bedroom unit.
Case Officer	Neil McClellan
Valid Date	30/11/2022
Applicant	Mr Hollenbery
Agent	Mr Matt Humphreys

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Erection of a three-storey rear extension, single storey ground floor extension and rear dormer extension and the reconfiguration of the existing two self-contained flats to form three self-contained flats comprising 1x1-bedroom unit, 1x2-bedroom unit and 1x3-bedroom unit.

The scheme has been amended since its first submission, setting in the proposed roof terrace to the rear of the first floor flat from the and its privacy screen from the side of the ground floor extension.

Site Description

The application site is a two-storey semi-detached property that has been in use as two flats since at least the 1990s, comprising a one-bedroom flat on the ground floor and a two-bedroom flat on the first floor. Each flat has its own front door on to Curzon Road.

Curzon Road is characterised by two and three-storey Edwardian terraced and semi-detached houses, many of which have been converted into flats.

Nos. 3 & 5 form part of a group of what would have originally been largely identical semi-detached properties, along with Nos. 7-9 & 11-13. No.1, which lies immediately to the south, comprises a substantial detached property, which is arranged as two flats and has a two-storey square projection. No.5 has a two-storey rear extension.

The site is approximately 320 metres from the Muswell Hill District Centre and approximately 500 metres from Alexandra Palace and Park.

The property is located within the Muswell Hill Conservation Area. It is not listed.

Planning and Enforcement History

There is little planning history relating to the application property other the following application for tree work:

CON/2016/0217 – Application for works to trees in a conservation area including the felling of a number of trees in the property's rear garden. No objection raised.

There is no history of any applications relating to the conversion of the property into two flats. Based on the Valuation Office Agency records the property appears to have been in use as two flats since at least 1993, when Council Tax was first introduced. Historic 'Google Street View' images show the two flat's front doors have been there since 2008. There is little doubt therefore that the property's use as two separate flats is lawful.

There are two historic decisions that relate to the neighbouring property as no.5 Curzon Road which are considered relevant to the current application.

OLD/1972/0247 – Planning permission granted for the erection of a three-storey 3 storey rear extension and for the conversion of the property to three self-contained flats. Decided 06.07.192.

OLD/1972/0248 – Planning permission granted for a rear dormer extension and alterations to the approved 2nd floor layout. Decided 21.11.1972.

REPRESENTATIONS

Three representations have been received objecting to the proposal all from the occupiers of property's the rear of the site in Coniston Road. The following issues have been raised:

- The proposed scale and form of the proposed extension would appear out of keeping with the character of properties in Curzon Road and in Coniston Road to the rear of the sit and would be harmful to the Muswell Hill Conservation Area.
- The existing extensions to the rear of the adjoining property at 5 Curzon Road should noy be seen as a precedent for similar extensions.
- The supporting planning statement does not acknowledge that both the front and rear elevations of the property are important to the character and appearance of the conservation area.
- The glass fronted living area and balcony proposed to the rear of the new second floor flat together with the proposed first floor roof terrace would cause an unacceptable level of overlooking and loss of privacy to adjoining properties to the rear of the site.
- The topography of the area means that the rear gardens of properties in Coniston Road are not currently overlooked from the rear of properties in Curzon Road.
- Loss of garden and reduction in green space.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design, appearance & impact on the character of the conservation area;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations; and
6. Conclusion & planning balance.

Principle of development

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.

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).

London Plan Policy D3 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.

The London Plan recognises that the incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary have an important role in contributing towards the housing targets for small sites, as set out in Table 4.2. Such intensification includes residential conversions and redevelopment or extension of existing buildings where they provide well-designed additional housing to meet London's needs.

Policy DM10 'Housing Supply' of Haringey's DM Policies DPD (2017) states that whilst the Council will prioritise housing development on allocated sites, proposal for new housing on unallocated sites, 'windfall developments', where they are deemed to comply with the relevant policies of the Plan, will make a valuable contribution to Haringey's housing supply.

Policy H10 of the London Plan seeks to ensure schemes deliver an appropriate mix of units in relation to the nature and location of a site. Policy DM11 'Housing Mix' states that proposal for new residential development should provide a mix of housing.

The site is approximately 320 metres from the boundary of the Muswell Hill District Centre. As such the principle of extending and intensifying the residential use of the site is in line with the above policies and is therefore acceptable in principle.

Design, appearance & impact on the character of the conservation area

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

Development Management DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and

the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Muswell Hill Conservation Area Character Appraisal (2008) identifies nos. 3 to 13 (odd) Curzon Road, as three pairs of semi-detached houses of a similar house type to that of the large, detached property at no. 1, repeating its form of projection, gable, pattern of fenestration and the contrasting stone details, of the, but having entrance doorways within recessed porches. The appraisal identifies all the buildings in Curzon Road as positive contributors to the character of their immediate surroundings and the Muswell Hill Conservation Area as a whole.

The appraisal states that front dormers should be avoided where they are not part of the character of the existing street. It is less restrictive when it comes to proposals for new rear dormers, advising that careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.

Proposed alterations

The proposal seeks to provide a ground floor rear extension, a three-storey rear extension, a rear dormer extension and a hip to gable extension.

Three-storey rear extension.

The proposed part three-storey extension, with the 2nd-floor accommodated party within pitched roof, would have an almost identical ridge and eaves height and width as the existing 3-storey extension to the rear of the attached neighbouring property at no. 5 Curzon Road. Both are gable ended, however the 2nd floor of the proposal would include a recessed balcony. It would also be significantly deeper, extending approximately 4.4 metres from the main rear elevation, compared to the 2.6 metre depth of no.5's extension. However, the additional depth is not considered out of proportion to the existing building, particularly given the context of the existing two-storey side & rear flat roofed extension to the side of the neighbouring detached houses original rear outrigger and which extends along the boundary of the application property's site.

Given the varied pattern of development within the immediate vicinity of the site, the proposed three-storey extension would not appear disproportionate or out of keeping.

Single storey ground floor extension.

The proposed single storey element of the rear extension would infill the space between the proposed three storey extension and the side boundary with no.5 Curzon Road. It replaces the existing smaller lean-to type extension located on the rear of the application property. The flat roof of the extension would include a terraced area set in from the roof edges with a translucent glazed balustrade and privacy screen.

Again, given the varied pattern of development within the immediate vicinity of the site, the proposed single storey element of the extension would not appear disproportionate or out of keeping.

Rear dormer extension.

The proposed rear dormer would sit alongside and connect into the proposed three-storey rear extension. A shallow 'crease' line is proposed between the main part of the dormer, intended to give the impression of some separation between the dormer and three storey extension. Irrespective of how effective that detail might prove, the dormer is considered modest in scale and while larger than the one on the rear of no. 5 Curzon Road, there are much larger ones on the rear roof slopes of nos. 7 & 11 and the proposal would not appear out of character with the pattern of development in the area.

Hip to gable extension.

A hip to gable extension is also proposed. It will be designed to match the one at no. 5 Curzon Road, with a cut out around the prominent front chimney stack which will be retained. It is noted that hip to gable extensions have also been carried out at nos. 7, 9 and 11, and of the six semi-detached houses in this group only two retain their original hips. This element of the proposal is therefore also considered acceptable.

Other works.

Roof lights area proposed to the front roof slope and to the sides of the front gable. These are modest size and would be conditioned to be conservation style rooflights that sit flush with the plane of the roof.

New bicycle and refuse storage is indicated within the front garden on the submitted ground floor plan. Details of these have not been provided. However, the submitted ground floor plan indicates sufficient room to comfortably fit and screen sufficient cycle parking and refuse storage within the front garden area. Further details of these elements, along with any changes proposed to the front boundary treatment will be secured by condition.

Overall, the proposed development is considered to preserve the character and appearance of the conservation area.

Standard and quality of residential accommodation

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.

The proposed would comprise of a 3-bedroom unit at ground floor, a 2-bedroom unit at first-floor level and a 1-bedroom unit at second floor. Each of the proposed self-contained flats would meet the minimum standard set in the London Plan –as set out below.

Unit 1 (Ground Floor) - 3-bedroom 5 -person. Requires 86sqm – Provides 90sqm.

Unit 2 (First Floor) - 2-bedroom, 4-person. Requires 70sqm – Provides 69sqm.

Unit 3 (Second Floor) -1-bedroom, 2-person. Requires 50sqm – Provides 57sqm. 80% of the required floor area for this unit has a head height in excess of 2.3 metres.

Only the proposed 2nd floor flat would be an entirely new flat, with the existing ground and first floor flats being extended. Table 3.1 of the London Plan sets out minimum internal space standards for new dwellings. Then new dwelling proposed at second floor level would comfortably

exceed the required internal floor space standard, as would the extended ground floor flat. It is noted that the extended first floor flat falls short of the minimum standard by approximately 1sqm. As stated above the minimum internal floor spaces set out in table 3.1 apply to new dwellings rather than extended ones. However, it is worth noting that the extended first floor flat would only marginally fail to meet the relevant standard, would get closer to the standard than it currently does in its existing un-extended state, and would benefit from having approximately 9sqm of private amenity space in the form of the proposed first floor roof terrace, which it currently does not have.

All three proposed units would benefit from private amenity spaces, would be dual aspect, allowing for effective natural ventilation. A daylight & sunlight assessment has been undertaken in line with the Building Research Establishment (BRE) guidelines 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022) which demonstrates that all three units would receive acceptable levels of daylight and sunlight in line with BRE guidelines.

It is considered that the proposed accommodation would provide sufficient floor area, sufficient living space, suitable outlook, natural light, adequate floor to ceiling height and is therefore in accordance with Haringey Local Plan Policies SP2 and SP11 or London Plan Policy D6.

Impact on neighbouring amenity

London Plan Policy D4 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.

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.

Concerns have been raised by neighbours living to the rear of the site in Coniston Road regarding the impact of the proposed development on their amenities, particularly with regard to potential overlooking and loss of privacy.

It is noted that the distance from the edge of the proposed second floor rear terrace to the end of the application site's garden would be 18.2m. The distance from the 2nd floor rear window to the end of the garden would be 19.8m. The distance from the 1st floor rear window in end of the proposed extension to the end of the garden would be 18.0m; and the distance from edge of the proposed 1st floor rear terrace to end of the garden would be 18.9m. It's noted that it is approximately another 8.9 metres from the end of the site's garden to the main rear elevation of properties in Coniston Road. While the proposal would introduce additional and new forms of overlooking of properties to the rear of the site, the generous separation distances set out above are sufficient to avoid what would be considered materially harmful loss of privacy or other negative amenity impacts on properties to the rear.

The proposed 1st floor rear terrace is set in from side boundary with 5 Curzon Road by 1.0m. and would have a 1.7m high translucent glass side screen. These measures are considered sufficient to prevent any materially harmful loss of privacy to this neighbour. The proposed ground floor extension would extend 4.4metres along the boundary with no. 5 Curzon Road and would have a height of approximately 3.0metres. The relatively modest height of the proposed ground floor extension prevents the extension from appearing overbearing. The relatively wide side return between no.5's outrigger (and the proposed extension (3.5 metres) and modest depth of that

property's outrigger (2.6metres) would prevent any harmful increase in the sense of enclosure or loss of outlook to the neighbouring ground floor flat in no.5 Curzon Road.

The existing neighbouring 2-storey extension at no.1 Curzon Road would largely obscure views of the proposed extension from this property, and would mitigate much of its impact.

The submitted daylight & sunlight assessment concludes that the proposed development would meet the expectations set out in the BRE guidelines in ensuring acceptable daylight and sunlight levels to the neighbouring residents.

The proposed first and second floor terraces and balconies would allow additional overlooking into the gardens of the ground floor flats on either side of the application property. However, not to a degree that would be considered materially more harmful than the overlooking that already occurs into these gardens from neighbour properties first and second floor windows, or from the windows of the flats above those properties.

The modest size of these proposed external amenity spaces means that their use would not result in a level of additional noise above and beyond what might be expected from the normal domestic use of existing neighbouring gardens.

Given the above considerations, the proposal would not result in any materially significant harm to the amenities of the adjoining occupiers living conditions.

Transport considerations

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.

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'.

The site has a moderate public transport accessibility (PTAL) of 3. The nearest national rail and underground stations are both a 12-minute walk away. The site is well served by buses. There is no CPZ in operation so the proposal could generate overspill parking. No onsite parking is proposed and given the shallow depth of the front garden is not possible. It is noted there is virtually no off-street parking in Curzon Road.

Given the absence of CPZ in the area, a car free scheme is not possible. Notwithstanding this the additional one bed flat, and the enlargement of the existing ground floor flat from one to three bedrooms is not considered likely to result in a significant increase in demand for on street parking, compared to the existing situation and given Haringey's relatively low level of car ownership.

Table 10.2 of the London Plan sets out minimum cycle parking standards for various uses. The requirement for the proposed development would be 6 spaces (2 per flat). Two cycle parking spaces are shown for the ground floor flat in the rear garden, which is an acceptable solution given they can be accessed without having to go through the flat. Two cycle spaces are shown in the

front garden to serve the upper floor flats. This would need to be increased to 4 spaces to meet the standard.

The front garden is proposed also proposed for refuse and recycling storage. The front garden is considered large enough to accommodate sufficient bins for the proposed flats and the additional cycle parking requirement set out above. A condition would be imposed to ensure a satisfactory arrangement.

Give the moderate PTAL rating, proximity to the amenities of the Muswell Hill District Town Centre, the anticipated small increase in parking demand anticipated from the proposed development, and the improved cycle parking facilities that will be provided compared to the current situation, the proposal is considered to be acceptable in terms of its transport impacts.

Conclusion & planning balance

In line with the National Planning Policy Framework, where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

In this case, and as set out in the report above, the proposal is considered to preserve the character and appearance of the Muswell Hill Conservation Area. At worst, the degree of harm would be considered less than substantial and would be outweighed by the benefits that would arise from the improvements to the existing housing, the provision of a new additional dwelling and the provision of a family sized unit.

The proposed would provide a good standard of accommodation to the benefit of the Council's housing stock. It would not result in any materially significant harm to the amenities of the adjoining occupiers living conditions.

The proposal would also not give rise to any adverse transport impact or excessive demand for on-street parking.

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.

CIL APPLICABLE

The development is less than 100 square metres but is for a whole new unit and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £2,969.30 (46.0sqm x £64.55) and the Haringey CIL charge will be £18,106.52 (46.0sqm x £393.62 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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 Prior to the commencement of buildings works above grade, detailed drawings, including sections, material specification, including samples where necessary, to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and dormer treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale, which shall include a recess of at least 115mm;
- d) Details of balustrading;
- e) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- f) Front boundary treatment; and
- g) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017. Management Development Plan Document 2017.

- 4 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

- 5 Details of the type and location of secure and covered cycle parking facilities shall be

submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 6 cycle parking spaces (2 for each flat) for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 6 A detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 8 The 1.7m high balcony screen shown along the side of the first floor shall be installed prior to the first use of the terrace area and shall there after be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **INFORMATIVE : Community Infrastructure Levy**
The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £2,969.30 (46.0sqm x £64.55) and the Haringey CIL charge will be £18,106.52 (46.0sqm x £393.62 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.
- **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: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **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.

Appendix 6



Appeal Decision

Site visit made on 15 May 2018

by R Norman BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th June 2018

Appeal Ref: APP/Y5420/W/17/3191397

21 Muswell Road, Hornsey, London N10 2BJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr N Hollenbery against the decision of the Council of the London Borough of Haringey.
 - The application Ref HGY/2017/0766, dated 6 February 2017, was refused by notice dated 25 September 2017.
 - The development proposed is the construction of basement flat and ground floor rear extension with roof terrace above.
-

Decision

1. The appeal is allowed and planning permission is granted for the construction of basement flat and ground floor rear extension with roof terrace above at 21 Muswell Road, Hornsey, London N10 2BJ in accordance with the terms of the application, Ref HGY/2017/0766, dated 6 February 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers BCP/01; 1527-SP-1; 1527-S-2A; B1527-S-3A; 1527-S-4A; 1527-P-1K; 1527-P-2H; 1527-P-3H and 1527-P-4H.
 - 3) No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MIStructE) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the local planning authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are complete, those works will cease until a replacement chartered engineer of the above qualifications has been appointed to supervise the completion and their appointment confirmed in writing to the local planning authority. At no time shall any construction work take place unless an engineer is at that time currently appointed in accordance with the above requirements.

Main Issue

2. The main issue is whether the development would provide satisfactory living conditions for future occupiers with particular reference to outlook and natural light.

Reasons

3. The appeal site comprises a residential property which, at the time of my visit, was undergoing some renovation works including a rear extension and terrace and works to the existing basement. The appeal site is located within a predominantly residential area and there was evidence of other flats nearby by virtue of the house numbers and multiple door bells present. The proposed development includes a rear extension and terrace, although a rear extension and terrace have been approved previously, and the use of the basement as an additional self-contained flat.
4. The proposed basement flat would provide a lounge and kitchen area to the rear of the property which would be served by a small courtyard. The front of the flat would provide a bedroom with the introduction of a lightwell to the front of the existing property. I have had regards to the amendments carried out during the application process which saw the reconfiguration of the proposed internal layout, amongst other things. Although it appears that the original Daylight Analysis was not amended to reflect this change in layout during the application process, I have been presented with a revised Daylight Analysis report and have had regard to this in my consideration of the appeal.
5. The findings of the revised Daylight Analysis demonstrates that the internal layout would provide compliance with the Average Daylight Factor (ADF) recommendations with the kitchen and lounge areas achieving an ADF of 3.49%, and the bedroom having an ADF of 2.34%.
6. The Council have raised concerns over the accuracy and validity of the revised Daylight Analysis report in comparison with the previous findings. However, I have been presented with no firm evidence to cause me to doubt the findings of the report. Although the BRE figures are a minimum and are intended as a guide only, they nevertheless provide a yardstick with which to consider the proposal. Basement flats, by their very nature, are more restricted than ground and upper floor flats in terms of the amount of daylight and sunlight they receive and the need for artificial lighting and the evidence before me demonstrates that the required amount of light could be achieved.
7. Whilst the amounts of daylight and sunlight could be achieved, the Daylight Analysis report acknowledges a shortfall in the sky views that would be available to the proposed kitchen and lounge of the basement flat. This shortfall would be approximately 20%. The report also illustrates that the bedroom exceeds the minimum sky view area percentages. I note that initially the shortfall was quite significant, however the revised layout with a reduction to one bedroom has resulted in more availability of sky views. As such, the shortfall has decreased and, whilst some shortfall remains to the kitchen and lounge area this is not excessive and the reconfigured layout has mitigated any harm that would have originally arisen in terms of sky views.
8. The proposed basement flat would be served by a courtyard area to the rear of the property. This would be accessed via French doors leading from the

proposed lounge. The Appellant has identified that the walls of this courtyard would comprise of green, verdant walls which would improve the outlook for the future occupiers of this flat. The courtyard would be flanked at ground floor level by the rear extension which would result in some sense of enclosure, however this is not unusual for a basement property. I consider that the use of green walls, the proposed French doors and the ability for additional planting or decoration within the courtyard would successfully mitigate the sense of enclosure and retain sufficient privacy and as such the outlook for the future occupiers of this flat would not be unduly harmed.

9. Accordingly, for the above reasons the proposed basement flat would receive adequate amounts of light and the quality of light penetration to the main living areas would not be at a level that would be harmful to the living conditions of future occupiers. As such, the proposal complies with Policies 3.5 and 7.6 of The London Plan (2016), Policy SP11 of the Haringey Local Plan (2013) and Policies DM1 and DM12 of the Haringey Development Management DPD (2017). Collectively these policies seek to provide high quality indoor and outdoor spaces with appropriate sunlight, daylight and open aspects.

Other Matters

10. The appeal site is located within the Muswell Hill Conservation Area where development should preserve or enhance the character and appearance of the area. The proposed development would include the introduction of a lightwell to the front garden of the existing property to provide light to the bedroom. The Appellant has identified similar lightwells present in the nearby areas and I have had regard to these. The current front boundary of the appeal site comprises a small wall and the proposal would involve the use of traditional railings around the lightwell. I consider that this would sufficiently mitigate the visual impact of the proposed lightwell. Accordingly the proposal would preserve the character and appearance of the Conservation Area.
11. I note the concerns with regards to the potential for groundwater issues, however I have had regard to the fact that some works to the basement have already been carried out. Any additional works are unlikely therefore to result in significant issues and in any event this would be monitored by the Building Control process. Furthermore, although the Council acknowledges that ground water conditions could potentially be complex in this area, the site is located within a low risk flood zone. I consider that the Council's suggested condition in relation to the supervision of the works would serve to add further assurance that the works could be carried out safely.
12. Local concern has also been raised in relation to the internal arrangement which would see a bedroom on the ground floor flat being located above the kitchen of the proposed basement flat. However, the Council have not raised concern in regard to this issue and I have no evidence before me to lead me to conclude differently to the Council.

Conditions

13. In addition to the standard time limit condition, I have imposed a condition requiring the development to be carried out in accordance with the approved plans as this provides certainty. A condition requiring the works to be supervised by a Chartered Civil Engineer or Chartered Structural Engineer is

necessary in the interests of the living conditions of future and neighbouring occupiers.

Conclusion

14. For the reasons given above, and having had regard to all matters raised, I conclude that the appeal should be allowed.

R Norman

INSPECTOR