

HGY/2023/2415: 48 Yeatman Road

Highgate Conservation Area Advisory Committee (HCAAC) objects to this application in the strongest possible terms for the reasons set out below.

- **Application form**

- proposed gross internal floor area: 116.71 sm

- the existing gross internal floor area: 59.58 sm

Therefore increase in area would be: 57.13 sm

in other words almost double the size of the existing house

- In answer to the question "*Does the proposal include any new building and/or increase in height to an existing building?*" the response is 'NO'. We consider the answer must be "Yes".

- No information on NOx emissions or recycling is provided

- Trees and Hedges: Are there trees or hedges on the proposed development site? And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

HCAAC wishes to point out that there are trees and hedges on the application site and on neighbours' land.

The Arboricultural Report states investigation of tree roots should be undertaken as building progresses. HCAAC suggests these investigations must be done and submitted before this application is considered.

- **Policy**

- New London Plan 2021

Policy D6 Housing quality and standards

A Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

3) A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.

4) A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m.

- Nationally Described Technical Housing Standards:

10. The standard requires that:

a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below

twin bedroom

- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900/1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table 3.1 - Minimum internal space standards for new dwellings[^]

5P 3 bedrooms over 3 storeys requires a minimum area of 99sm

Highgate Conservation Area Advisory Committee's comments on this application with regard to space policy standards are as follows:

1. Although the total internal floor area at 116.71sm well exceeds the minimum requirement of 99sm, a substantial part of that increase arises from:
 - Snug: 7.4 sm
 - Office: 7.4 sm
 - Dining extension: 14.98 sm

29.78 sm, say 30 sm

The total increase in area is: 57.13 sm

Less Snug, Office and Dining extension: 30.00 sm

27.13 sm

Area lost for circulation at first floor level, say: 2.50 sm

24.63 sm

Proposed second floor bedroom with headroom more than 1.5m as measured from plans and sections: 24.38 sm
2. The proposed second floor bedroom is well in excess of the Nationally Described Technical Housing Standards:
10. The standard requires that:
d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m².

- space would have to be discounted because of low headroom, would be more than double the size of the minimum requirement.
3. The large loft bedroom would be created at the expense of usable space in what is currently the main bedroom on the first floor to accommodate a stair from first to second floor level. A double bed but not twin beds could be accommodated together with small tables each side and a wardrobe could be placed in the awkward space between the new stair and the front external wall. No other furniture, such as a chest of drawers, would fit in the reduced room. It is therefore very doubtful whether it could still be described as a 2P bedroom.

- **Harm to Highgate Conservation Area**

The Applicant was advised in a Pre-Application consultation that, despite the view of both Haringey and the Planning Inspector that altering the gable from a hipped roof to gable end wall would be unacceptable, a flank wall would be acceptable in his view because the house opposite has a flank wall. The planning officer who gave this advice unfortunately cannot be familiar with this special part of Highgate Conservation Area, the Gaskell Estate, built by the Borough Engineer with each road and opposite sides of a road having been very carefully considered at that time. It is because of this care in design terms that the Gaskell Estate is included in (and is a much valued part of the Conservation Area). This was made clear by the Planning Inspector in 2021. (See Appendix 2 below)

HCAAC has made representations on the previous planning applications for this property (all refused, one at Appeal; or withdrawn. See Appendix below) stating how important these distinctive design features are. The Planning Inspector was very clearly of the same opinion. This application must be refused on the grounds of harm to the Conservation Area.

For the same reasons that the loss of the hipped end to what is a symmetrical terrace, attaching an extension within what is effectively open space would also be unacceptable. We refer above to the importance of trees and hedges.

- **Public benefit**

The Applicant was advised in a Pre-Application consultation that if it could be argued that the proposed development would cause harm to the Conservation Area that harm would be offset by the public benefit. We argue that:

1. Provision of a Snug and Office in the proposed side extension does not contribute to public benefit.
2. The additional bathroom may or may not so contribute.
3. The adverse impact on what is currently the main bedroom reduces the occupancy from two people to one, thus there is no net gain in housing terms.

See National Planning Policy Guidance in Appendix 1 below. We consider that no public benefit flows from this application. Therefore Highgate Conservation Area Advisory Committee considers that the evident harm to the Conservation Area is not justified in terms of public benefit and must be refused.

National Planning Policy Guidance:

What is meant by the term public benefits?

The [National Planning Policy Framework](#) requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework ([paragraph 8](#)). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Paragraph: 020 Reference ID: 18a-020-20190723

Revision date: 23 07 2019

HGY/2019/0005: Refused. Demolish garage; new dwelling

HGY/2020/0628: Refused. Ditto

HGY/2021/1660: Withdrawn: The construction of a hip to gable roof extension with a dormer extension in the rear roof slope, with the installation of 2no. rooflights in the front roof slope and 1no. rooflight in the roof of the flat dormer; the construction of a rear ground floor extension, and the demolition of the existing garage and the construction of a ground floor side extension.

HGY/2020/0628: Refused: The construction of a hip to gable dormer extension, with the installation of 2no. rooflights in the front roof pitch and 1no. rooflight in the roof of the flat dormer; the construction of a rear ground floor extension, and the demolition of the existing garage and the erection of a 2-bed new dwelling in the side garden.

APP/Y5420/W/20/3259445: dismissed on 1 February 2021.

" Reasons Character and appearance

4. The appeal site is located within the Highgate Conservation Area (CA) and encompasses part of the garden of 48 Yeatman Road, a two storey end of terrace dwelling with a detached garage. **Yeatman Road is characterised by two storey red brick terraces, which form groups of eight with a strong architectural and aesthetic value.** The existing street trees and those within the gardens of properties within North Hill, contribute to the pleasant and verdant setting of the appeal site, which contributes to its role as a transition between the two separate developments.

5. **The dwellings within this part of the CA are well preserved, in terms of their character and architectural detailing and as part of a terrace their significance is derived from their group value. This consistent established pattern of development makes a positive contribution to the character, appearance and significance of the CA as a whole.**

6. Whilst the existing plot is larger than others within Yeatman Road, it is located at the end of a cul-de-sac with a number of mature trees along its front and side boundary. **The visual separation provided by the appeal site allows for a clear transition between the rows of terrace dwellings and the gardens of the dwellings in North Hill. Therefore, this spacing contributes to the overall character and appearance of the CA and as a result the appeal site is particularly sensitive to change.**

7. **48 Yeatman Road was designed with a subservient roof form, with a lower ridge height to the remainder of the terrace and a hipped roof form. This is in keeping with its position at the end of the terrace.** The proposed dwelling has been designed to reflect the existing architecture of the terrace and whilst maintaining the same ridge height, it would extend the terrace further and reduce the gap which currently exists between the appeal site and the rear gardens of the dwellings in North Hill."

"15. I conclude that the development proposed would fail to preserve or enhance the character or appearance of the Highgate Conservation Area, contrary to policies SP11 and SP12 of the LP and policies DM1, DM7 and DM9 of the Haringey Development Management DPD, July 2017 (DPD) which together seek to ensure the highest standards of design, having regard to local context and character and the conservation of the historic significance of Haringey's heritage assets. Furthermore, developments within garden land must also relate appropriately to the surrounding area."

[We have emphasised some of the text in the Inspector's Decision in bold because we consider it needs to be considered carefully when making a Decision on this Application]