



Officer Report

Application Number: HGY/2023/0809
Application Type: Householder planning permission
Address: Beaulieu House, Compton Avenue, Hornsey, London, N6 4LH
Proposal: Works to the house include refurbishment and extension as follows: the full external and internal refurbishment of the existing house, which includes upgrading the external envelope to the original state and minor internal alterations to accommodate the internal layout development: single storey extensions to the south side gable and western rear of the house: a two storey extension to the north gable: the addition of a basement.
Case Officer: Gareth Prosser
Valid Date: 22/03/2023
Applicant: Graeme McQualer
Agent: Director Graeme McQuaker

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the full external and internal refurbishment of the existing house, which includes:

- upgrading the external envelope to the original state and minor internal alterations to accommodate the internal layout development,
- single storey extensions to the south side gable and western rear of the house,
- a two storey extension to the north gable,
- Addition of a basement.

Site and Surroundings

The application site is a two-storey detached property located on the western side of Compton Avenue. The site is not in the vicinity of a listed building but is within the Highgate Conservation Area. A number of trees are on and in proximity to the site and are protected by a group Tree Preservation Order (TPO).

The properties on this street are mostly large detached dwelling houses in Arts and Crafts style but also include some modern developments.

Relevant Planning and Enforcement History

HGY/2021/3556 Planning application for the extension and refurbishment of existing dwelling including the erection of side wings, rear extension and new basement level. Application withdrawn 15/11/2021.

CONSULTATION RESPONSE

The following were consulted regarding the application:

LBH Conservation
LBH Transportation
LBH Arboriculture
LBH Building Control

The following responses were received :

Internal:

1) Conservation – No objections subject to conditions

External:

2) None

LOCAL REPRESENTATIONS

The application has been publicised by way of 2 site notice displayed in the vicinity of the site and 35 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1
Objecting: 1
Supporting: 0

The following local groups/societies made representations:

- Highgate CAAC

The following Councillor(s) made representations:

- None

The following issues raised are not material planning considerations:

- Unsympathetic in form and materiality
- Size and proportions of dormer out of context
- Excessive heat gain (Officer Comment: No evidence of this has been presented. This has no impact on the amenity of neighbouring residents)
- Light Pollution will affect wildlife (Officer Comment: No evidence of this is presented. The proposal is a modest scale in a suburban / urban context which is not considered to have a significant impact on light pollutions levels given it setting).
- Net loss of biodiversity (see trees section)

- Standard of staff accommodation (Officer Comments: The staff accommodation is not self-contained units and as such form part of the main property with access to relevant facilities.

The following issues raised are not material planning considerations:

- Internal layout

MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact on the amenity of adjoining occupiers
3. The impact of the proposed development on the character and appearance of the conservation area
4. Trees
5. Basement

Principle of the Development

The principle of a basement and extension of the existing dwelling is considered acceptable.

Impact on the amenity of adjoining occupiers

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, and states 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.

Policy DM1 of the DM DPD 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 material levels of overlooking and loss of privacy and detriment to amenity of neighbouring residents.

The application proposed a number of additions to the existing property, with the main property largely retained. The proposal includes single storey extensions to the south side gable and another to the western rear of the house. In addition, a two-storey extension is proposed to the north elevation. A new basement level is also proposed.

The existing dwelling is located on a spacious site with significant garden space surrounding the property. The neighbouring properties also enjoy generous plots sizes with significant distances between the dwellings. In addition, the site benefits from substantial planting which further mitigates any impact of the proposal on the neighbouring properties. As such, the proposed single story extensions and dormer windows are not considered to have a significant impact on the amenity of the neighbouring properties. Whilst the proposed two-story extension to the north is clearly more significant, this is a modest addition set far back from the boundary with the neighbouring property at Woodley. Whilst the massing to the single storey garage would increase, given that the Woodley property is set back from the boundary, officers consider this to also have a negligible impact on the neighbouring property.

The proposed basement has no significant impact in term of amenity. Overall, it is considered that the proposed house would not result in any significant or material loss of amenity to the residents of neighbouring properties.

Character and appearance of the conservation area

London Plan (2021) 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.

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 setting of a heritage asset is defined in the glossary to the NPPF as: "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral". There is also the statutory requirement to ensure that proposals 'preserve or enhance' the conservation area.

The development site lies within the Highgate Conservation Area whose character is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views. Development of this part of the Conservation Area mostly occurred between 1914 and 1930 by Walter H Quennell, the brother of Arts and Crafts architect Charles Henry Bourne Quennell, who designed many of the houses in the area. The streets in this part of the conservation area are an excellent example of high quality residential development of the period by a number of architects. Compton Avenue and Courtenay Avenue lead from Hampstead Lane to the open area which is now occupied by Highgate Golf Course.

Compton Avenue is a private cul-de-sac off Hampstead Lane with 8 large detached houses on long garden plots on each side of the Avenue. Houses were developed originally in the 1920s on very generous plots with the houses very well-spaced. Compton Avenue has a gentle topography that sloped down from the junction with Hampstead Lane to the boundary of the Highgate Golf Club, providing views over the rolling landscape and an almost rural setting. The houses are spaced out in large plots, and set back behind gardens with many of the original trees of the former Bishop's park still surviving. The styles of architecture show a mixture of designs by the same architects, predominantly CHB Quennell and Christopher Cooper. Unfortunately, there has been extensive rebuilding or remodelling on some houses, and where re-building has occurred it has tended to reduce the gaps between the houses and the views into the wooded gardens, which is an attractive feature of the road.

Beaulieu House comprises a 2.5 storey detached house with living space in the pitched roof, together with landscaped grounds. The dwelling on site is not statutorily or Locally Listed, although it is located within the Highgate Conservation Area. Large, detached residential dwellings characterise the surrounding area, notable for dwellings with spacious front and rear gardens, as well as open green spaces (Highgate Golf Course to the north and Hampstead Heath to the south). This gives the area a verdant feel despite its urban location. The predominant height of houses surrounding the Site is 2.5 storeys.

The Conservation Officer has assessed the proposal and advises that the proposed retention, refurbishment and extension works to Beaulieu house, has been thoroughly discussed with officers at pre-application stage and is informed by an excellent understanding of the character of the host building and its conservation area setting.

The officer states that the scheme is well-balanced and has been sensitively and elegantly designed to retain and reinforce the original character of Beaulieu House while seizing the opportunity to complement it and enhance the quality of its conservation area setting through authentic and elegant contemporary design for the new extensions. The proposed works will ensure the improvement and the continued, beneficial use of Beaulieu House and benefit from a sound and informed design approach within heritage setting. The retention of Beaulieu House is very welcome and the application is fully supported from the heritage conservation perspective.

Officer's agree, that whilst the proposed extensions are clearly contemporary in appearance, the additions seek to compliment, rather than emulate the character of the existing property which, whilst in a conservation area, is not a listed building. This approach is supported and considered acceptable. Whilst there have been objection relating to the massing proportions of the additions, these are considered still to be subordinate to the original dwelling, which reads are the primary architectural feature.

As such, with the support of the conservation officer, the proposal is considered in accordance with the above policies. Conditions have been imposed requiring further details of materials and a detailed landscaping plan to be submitted for consideration and approval.

Basement

The principle of increasing the volume of the basement is considered acceptable as it would not have any visual impact on the street scene or the character and appearance of the property or the wider conservation area.

The submitted BIA is accepted.

Trees

DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

A number of trees are on and in proximity to the site and are protected by a group Tree Preservation Order (TPO) which means all mature trees are protected. The proposal seeks to retain the larger specimens on-site in order that the verdant setting of the property is preserved.

Significantly, no trees on this site were found to be of high quality (Category A) at the time of the survey. Seven trees are category B (moderate value) and ten trees Category C (low value).

Trees proposed for removal are three category B trees (T7, T14, T17), six category C trees (T2, T3, G2, T8, T16, T18) and two Category U (those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years).

Tree removals are predominantly limited to the sides and rear of the property. Replacement trees are proposed through landscape design and will help mitigate for the removals above by providing long-term tree cover in keeping with the proposal and surrounding properties. There is room within the layout for replacement planting along the northern and southern boundaries including in the area adjacent to T17.

LBH Arboriculture have reviewed the proposal and are satisfied. Further details of this landscaping scheme including the required number and species of replacement trees is required via the imposition of a condition on any grant of planning permission. This will include replacement of the category B and C trees as well as those identified as being in poor condition.

A condition will be imposed on any grant of planning permission to ensure that appropriate measures are taken to ensure the protection of the trees to be retained. Overall, the proposal accords with the requirements of DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

Conclusion

- The proposed development would not cause any significant material loss of amenity of that currently enjoyed by existing and surrounding occupiers and local residents in terms of outlook, enclosure, loss of daylight/sunlight, overshadowing, loss of privacy or overlooking.
- The proposal would preserve the character and appearance of the Highgate Conservation area.
- No category A (high amenity value) trees are to be removed.
- Replacement category B and C trees to be agreed via a Landscaping condition.

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.

RECOMMENDATION

Approve with condition(s):

Conditions:

- 1 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.

- 2 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.

- 3 Notwithstanding the submitted details, the development hereby permitted shall not be commenced until precise details of the external facing materials to be used in it have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

- 4 No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed.

- 5 Before the relevant part of the development shall commence, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of replacement trees and/or shrubs, together with lawns and appropriate hard landscaping including boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details and within 3 months of the approved scheme.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

- 6 No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

- 7 Notwithstanding the information submitted with the application no development shall take place until a final/ detailed Method Statement for the construction of the development and a detailed plan for structural monitoring (including the pre-construction structural conditions of the application property and adjoining properties), have been submitted to and approved in writing by the local planning authority.

The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 throughout the building and that of either neighbouring buildings which are within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

- 8 No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

Informatives:

INFORMATIVE: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £24,141.70 (374 x £64.55) and the Haringey CIL charge will be £147,213.88 (374 x £393.62). 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: 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.