



**PLANNING AND HERITAGE STATEMENT for  
A HOUSEHOLDER APPLICATION at**

**81 ALEXANDRA PARK ROAD  
LONDON  
N10 2DG**

# CONTENTS

|           |                         |            |
|-----------|-------------------------|------------|
| <b>1.</b> | <b>INTRODUCTION</b>     | <b>3</b>   |
| <b>2.</b> | <b>SITE DESCRIPTION</b> | <b>4</b>   |
| <b>3.</b> | <b>THE PROPOSAL</b>     | <b>5</b>   |
| <b>4.</b> | <b>PLANNING POLICY</b>  | <b>6-7</b> |
| <b>5.</b> | <b>CONCLUSION</b>       | <b>8</b>   |

|                           |            |
|---------------------------|------------|
| <b>Report Prepared by</b> | iPlans     |
| <b>Date</b>               | 25/09/2023 |

## **1. Introduction**

1.1 iPlans has been instructed by Guy Hayden to submit a householder application for the installation of an electric vehicle charging point, hardstanding work to the front garden and a dropped kerb.

1.2 This Planning Statement has been prepared to accompany and support this application.

## 2. Site Location & Description

2.1 The site at 81 Alexandra Park Road, London, N10 2DG accommodates a semi-detached property.

2.2 The site is located within Muswell Hill conservation area.

2.3 Alexandra Park Road is a classified B-road.

2.4 Photographs below shows the front elevation of the dwellinghouse.



2.5 The property façade is a mix of render and brick. The fenestrations are uPVC.

### **3. The Proposal**

3.1 This householder application is for the installation of an electric vehicle charging point, hardstanding work to the front garden and a dropped kerb.

3.2 The electric vehicle charging point will be attached to the porch wall. It is proposed to hardscape part of the front garden to allow for on-site car parking. It will be paved in herringbone block paving that complies with SUDS. There will be a drainage grill to the front of the paved area. There will be soft scaping to the around the paved area. The dropped kerb will measure 4000mm wide.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Alexandra Park Road without significantly affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 Hours of operation will be in accordance with the good contractors scheme.

## 4. Relevant Planning Policy

4.1 The Local Plan Strategic Policies, Saved Unitary Development Plan and Development Management Policies have been consulted as part of this planning application.

4.2 SP11 of the Local Plan Strategic Policies states that all new development should enhance and enrich Haringey's built environment and create places and buildings of high quality. All development should respect its local context and character of area. To achieve this, all development should be of the highest standard of design that respects the local context and character of historic significance.

4.3 UD3 of the Saved Unitary Development Plan states that they require development not to have a significant adverse impact on residential amenity in terms of loss of daylight, sunlight, privacy, overlooking and aspect.

4.4 DM1 of the Development Management Policies states that all new development must achieve a high standard of design and contribute to distinctive character and amenity of local area. Proposal should relate positively to neighbouring structures to create a harmonious whole. They should make a positive contribution to a place, improving the character and quality of an area. Development should have regard to building heights, form, scale and massing. Development must ensure a high standard of privacy and amenity for uses and neighbours. Council will support proposal that provide appropriate sunlight, daylight and open aspects. They should provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy. They need to address issues of noise, light pollution that likely to arise from use of development.

4.5 Policy DM9 of the Development Management Document states development that conserves and enhances the significance of a heritage asset, and its setting will be supported. When considering the impact of proposals on the historic environment, the council will have regard to:

- 4.5.1 The priority given to sustaining and enhancing the significance of a heritage asset and its setting
- 4.5.2 Character appraisals and management plans or other guidance
- 4.5.3 The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting
- 4.5.4 The relationship with adjoining and neighbouring uses
- 4.5.5 An understanding of and respect for significance of heritage asset consistent with its conservation

4.6 With conservation area, subject to above points, the council will give consideration to and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a conservation area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area. Proposals for alterations and extensions to existing buildings in conservation area should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

4.7 Policy DM33 of the Development Management Document states that the council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:

- 4.7.1 A reduction in pedestrian or highway safety
- 4.7.2 A reduction of on-street parking capacity within a controlled parking zone or
- 4.7.3 A visual intrusion to the street scene

4.8 Policy DM34 of the Development Management Document states that where permission is required, the council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping is being retained. All proposals must appropriately manage flood risk in line with other plan policies. Any hard standing should incorporate the use of permeable material. All proposals will be considered having regard to their impact on the historic environment, in line with Policy DM9.

## **5. Conclusion**

5.1 This householder application is for a for the installation of an electric vehicle charging point, hardstanding work to the front garden and a dropped kerb.

5.2 The proposed work will not affect the architectural appearance of the dwellinghouse.

5.3 The proposed hardstanding work will include soft landscaping around the paved area. It will not have a negative impact on the street scene or the character of the conservation area. There was approval for the formation of a vehicle crossover and hardstanding to the front garden at 69 Alexandra Park Road (HGY/2013/1889).

5.4 I therefore would hope you consider this application for approval.