

Planning Services
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

Our ref: 23-01037
Date: 25 October 2023

Dear Planning Department,

Re: Full Planning Application for the erection of a boundary wall (following demolition of an existing boundary wall) at 42 Hampstead Lane, London, N6 4LL.

We are instructed by our client, Mr H Golshirazi, to submit a full application for the erection of a boundary wall (following demolition of an existing boundary wall) at 42 Hampstead Lane, London, N6 4LL.

The planning application fee in the amount of £462.00 has been paid via the Planning Portal (PP-12557459) on 25 October 2023.

In addition, we would be grateful if you could take into account the contents of this letter in determining the application, in addition to the following submitted drawings:

- HPL-001 Location Plan;
- 17049-X-001 Existing Site Plan;
- 17049-P-002 Proposed Site Plan;
- 17049-X-332 Roadside Elevation & Plan – Existing; and
- 17049-P-332 Roadside Elevation & Plan – Proposed.

Site and Surroundings

42 Hampstead Lane is located on the northern side of Hampstead Lane, along the southern boundary of the Highgate Conservation Area. The streetscene is characterised by detached dwellinghouses with large hedges and hardstanding within the front forecourts. The front boundary designs along Hampstead Lane differs from property to property with metal railings, walls and brick pillars being features along the streetscene and timber fencing located on the opposite side of Hampstead Lane.

Planning History

A review of Haringey Council's online planning records for the site indicates the following relevant planning history.

Planning Application Reference	Description of Development	Decision	Date of Decision
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HGY/2019/2944	Demolition of existing house and erection of replacement dwelling and associated works.	Approve with Conditions	15 January 2021
HGY/2021/2566	Non-Material Amendment to vary Condition 3 attached to application ref: HGY/2019/2944 to amend the trigger	Approve with Conditions	7 September 2021

The Proposal

Planning permission is sought for the demolition of the existing boundary wall (low brick wall with metal railing above) and erection of a replacement boundary wall (2.20m high solid brick wall, with 2.40m high posts at the end of the brick wall).

Additionally, the metal railing and posts at each of the boundary wall is to be replaced with an alternative style of metal railings and posts, in a similar siting.

All proposed works are located to the front boundary of 42 Hampstead Lane.

National and Local Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) was most recently updated in July 2021. It sets out the purpose of the planning system of achieving sustainable development and how these are expected to be applied.

Additionally, the NPPF states planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Section 16 of the Framework (Conserving and enhancing the historic environment) states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Local Planning Policy

The Development Plan for Haringey comprises the Haringey Local Plan Development Management DPD and the London Plan

The relevant policies are outlined below.

At regional level, Policy HC1 of the London Plan states, *"Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process."*

At local level, Policy DM9 of the Haringey Local Plan Development Management DPD states, *"...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."*

Additionally, the Highgate Conservation Area Management Plan states within Section 12.3.22 states, *"For boundary walls and fences, materials and design should match existing original examples from adjoining properties. Railings and railing heads should copy traditional ones. Some are typical within the street scene and should be retained and re-instated."*

Planning Assessment

This section assesses whether the proposal is policy compliant at both national and local level. As previously set out, this application seeks to alter the boundary wall from a low brick wall with metal railing to a solid brick wall.

The site is located within the Highgate Conservation Area. As such boundary walls and fences should match the existing original examples from adjoining properties.

Across the Hampstead Lane streetscene, there are numerous examples of front boundary treatments which are of a broadly similar nature, height and/or materials to the proposed development. These include:

38 Hampstead Lane – Given planning permission under ref. HGY/2014/1685 for a front boundary brick wall between 1.70m and 2.20m in height.



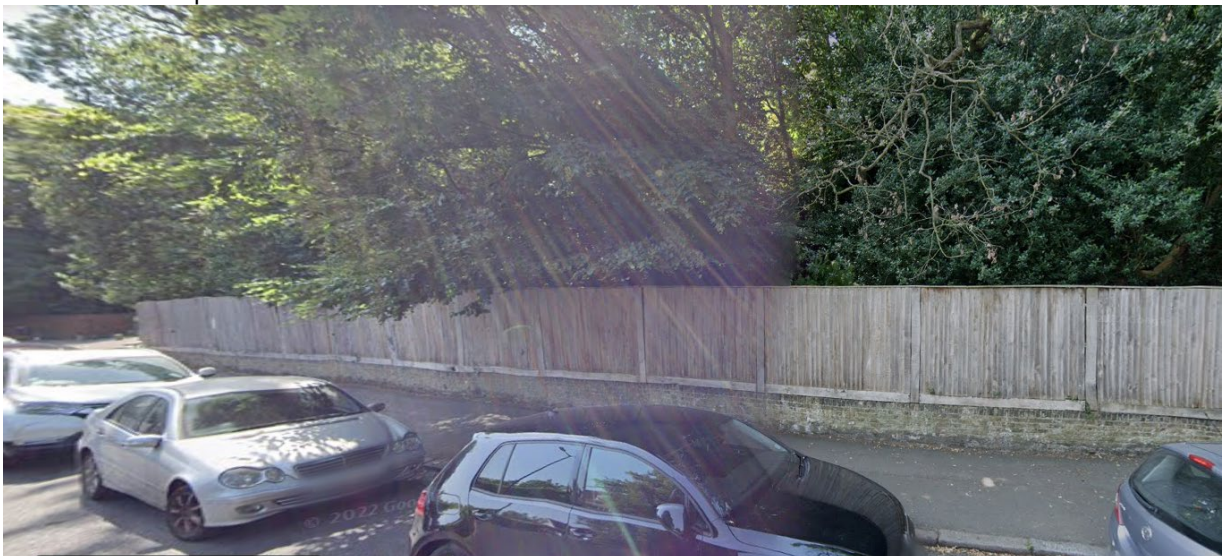
32 Hampstead Lane, does not have any planning history regarding the boundary wall, however, the site incorporates a large brick wall fronting Hampstead Lane with an approximate height of 1.80m.



30/31 Hampstead Lane features a medium height brick wall, but with a timber fence placed on top of this, extending the height along the streetscene to approximately 1.80m-2.00m at its highest point.



Kenwood House features a large timber fence, approximately 2.00m in height, along a large swathe of Hampstead Lane.



Given the nature of the development and complementary materials, height and design to other boundary walls within the vicinity, the proposal is not considered to detrimentally harm the surrounding context and is considered complementary to the Highgate Conservation Area. Indeed it is considered that the proposal is consistent with other neighbouring boundary treatment as highlighted above. Furthermore, the proposed development would have no detrimental impact on any nearby sensitive receptors, nor would there be a significant impact on the amenities of neighbouring uses.

On this basis, it is considered that the proposal is compliant with Policy HC1 of the London Plan, Policy DM9 of the Haringey Local Plan Development Management DPD, the Highgate Conservation Area Management Plan as well as the overarching principles outlined in the NPPF.

Conclusion

In line with local heritage policies at a local and regional level, the proposed replacement boundary is complementary to the pattern of development along Hampstead Lane and in respect to the materials and design stated within the Highgate Conservation Area Management Plan.

The application is therefore considered acceptable in planning terms and there is a compelling case for the granting of permission without delay.

We trust that the enclosed information is sufficient to enable you to validate the application and we look forward to receiving your confirmation in due course. Rapleys will be pleased to address any matters raised through the consultation process.

Please contact the undersigned in the first instance should you require any further information.

Yours faithfully,


S Moulton (Oct 25, 2023 16:11 GMT+1)

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Boundary Wall Covering Letter

Final Audit Report

2023-10-25

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