

PLANNING STATEMENT

**GUILDENS
16 COURTENAY AVENUE
LONDON
N6 4LP**



October 2023

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by SM Planning in support of an application for full planning permission for the removal of the front façade of approved replacement dwelling (HGY/2022/2162) and installation of a new façade with associated alterations to the roof at Guildens, Courtenay Avenue, London, N6 4LP (the site).
- 1.2 This statement sets out the planning justification for the proposed development and assesses the proposal against national planning policy and the development plan. The document should be read in conjunction with all other supporting documentation.
- 1.3 The supporting documentation submitted with the application includes the following;
- Set of existing and proposed plans
 - CGI street views
 - Design and Access Statement
 - Heritage Statement
 - Basement Impact Assessment
 - Energy and Sustainability Statement
 - Tree and Landscaping Statement

2. SITE & SURROUNDING CONTEXT

- 2.1 In terms of context the application site is located within the administrative area of the London Borough of Haringey, an inner London borough divided into nineteen three-member wards. The site is located within the administrative ward of Highgate which is located to the south-west of the borough.
- 2.2 The site lies just to the north of the boundary between the administrative area of the London Borough of Haringey and the London Borough of Camden. To the immediate south of Courtenay Avenue is Hampstead Heath and to the north is the Highgate Golf Club.



- 2.3 The site is located on the eastern side of Courtenay Avenue, which is a private access controlled street. The street falls from south to north, meaning the dwellings at the southern end of the street sit higher than those to the north.
- 2.4 Previously the site comprised a two-storey detached dwelling (as shown above), set in spacious grounds with parking areas to the front, an integral garage and a tennis court to the rear. Previous planning permission (discussed further below in Planning History) for the demolition of the dwelling (with the exception of the façade) has now been implemented, currently only the principal façade remains (see image below). The implemented planning permission forms a valid fallback position which must be given due weight in subsequent planning decisions on the site.



- 2.5 The site is accessible by public transport and is within walking distance of multiple bus stops, two being at the end of Courtenay Avenue on Hamstead Lane. However, the site has a low Public Transport Accessibility Level (PTAL) Rating of 1b.

- 2.6 Overall, the site occupies a reasonably sustainable location, being located within 2 km of Hampstead, Golders Green, East Finchley and Highgate underground stations. There are a number of bus stops within close proximity of the site. Local bus routes operate along Hampstead Lane and the Bishops Avenue. Hampstead Lane has a speed limit of 20 mph which is considered to provide an environment which is conducive to walking and cycling.

- 2.7 The site is located in a small cul-de-sac of large detached dwellings set within extensive landscaped gardens, with privately controlled access to the cul-de-sac. The cul-de-sac comprises 22 dwellings, of which several have been rebuilt, extended or refurbishment.

- 2.8 The site is located within Flood Risk Zone 1 as defined by the Environment Agency and therefore has a minimal risk of flooding.

Conservation Area

- 2.9 The application site is located on the southern boundary to the far east of the Highgate Conservation Area which was designated in 1967. The conservation area is predominantly residential in character with significant open spaces devoted to the Highgate Golf Club.

- 2.10 The Highgate Conservation Area Character Appraisal and Management Plan was adopted in 2013. The application site is located within Sub Area 7; *Bishops* which the

Character Appraisal identifies as an excellent example of high-quality residential development of the period. It notes further that the western section of Hampstead Lane is abutted by typically very large houses in substantial plots, many containing large trees from the original Bishops Wood, and that many have recently been substantially altered or rebuilt on a large scale.

- 2.11 There are no statutorily protected buildings on the application site. There are no statutorily listed buildings or locally listed buildings on the street.
- 2.11 The accompanying Heritage Statement provides significant detail with regards to the Conservation Area, an assessment of the site and the relationship between the proposal and this designated asset.

3. PLANNING HISTORY

- 3.1 The planning history of the site is a material consideration and relates directly to this scheme.
- 3.2 Planning permission was initially granted on appeal (HGY/2019/1168 and appeal reference APP/Y5420/W/19/3243272) for the '*Demolition of existing dwelling with retention of front façade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level*'. This consent was granted on 23rd of December 2021.

The Inspector noted in their decision in relation to the original dwelling, that '*its design is unremarkable and does not equate in architectural and visual significance to the earlier works of Quennell. The porch and centrepiece of the building are of a poor scale in relation to the remainder of the building...*'

- 3.3 The consent included ten conditions, four of which required details to be submitted to and approved by the Local Planning Authority prior to the commencement of demolition. The details to discharge conditions 4, 5, 9 and 10 were submitted and approved under reference numbers HGY/2022/1326, HGY/2022/1327, HGY/2022/1328 and HGY/2022/1329.
- 3.4 Subsequently, a non-material amendment to the above planning permission (reference: HGY/2022/2162) was submitted to and approved by the Local Planning Authority for the 'Excavation of the lightwell to the rear, reposition external wall at basement and lower ground floor level, fenestration alterations and additions within lightwell, new balcony and green roof at 1st floor level, alterations to 2nd floor level dormer and alterations to roof'. This was approved on 12th of September 2022.
- 3.5 Following the above, works commenced on site in May 2023 with the demolition of much of the original building, however it has been during these works that concerns have arisen regarding the viability of retaining the original façade. As such, this planning application seeks consent for the removal of the façade and the erection of an entirely new replacement dwelling.

4. THE PROPOSED DEVELOPMENT

- 4.1 Planning permission is sought for the demolition of the retained front façade and the erection of a replacement dwelling.
- 4.2 The volume, footprint and siting of the proposed development is unchanged from the approved and partially implemented scheme. The trees and overall planting will also be kept in accordance with partially implemented scheme.
- 4.3 The retention of the existing façade creates numerous conflicts with the rest of the scheme. Notably:
- Visually it restricts the architectural style and the proportions of the new property enforcing what was originally designed as a poor quality frontage on the rest of the house.
 - The floor to ceiling heights remain low, particularly when compared to the modern living standards in the area.
 - Retention of the front wall also compromises the sustainability benefits of what could otherwise be a fully and integrally insulated home.
- 4.4 The proposed façade retains symmetry and simplistic Neo-Georgian classical proportions and detailing. Two new symmetrical projecting hipped bays framed with double height brick pilasters/quoins, traditional sash windows proportions and hierarchy, classically designed, yet simple front porch together with the material palette all reflect the original building and the established architectural language of Courtenay Avenue and the Bishops sub-area.
- 4.5 The elevations have been carefully considered and designed to promote a high-quality design whilst harmonising within their surroundings. For full details on the proposed development please refer to the Design and Access Statement that supports the application.

5. PLANNING POLICY CONTEXT

- 5.1 This section provides an overview of national and local planning policy relevant to the determination of the planning application, as well as any other relevant national or local planning guidance.

LEGISLATION

Planning (Listed buildings and Conservation Areas) Act 1990

- 5.2 Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Planning and Compulsory Purchase Act 2004

- 5.3 Section 38 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.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2021)

- 5.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications.
- 5.5 The NPPF introduces three objectives to 'Sustainable development' (Economic, Environmental & Social - paragraph 8), and advises that they are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The applicant considers that the development meets all three threads of sustainable development.
- 5.6 Section 12 refers to well-designed places. Paragraph 130(b) states that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Further, paragraph 130(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 5.7 Paragraph 134(a) states that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

- 5.8 Section 16 refers to the historic environment and requires the decision maker to consider whether the proposal sustains and enhances the significance of heritage assets, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset.

LOCAL PLANNING POLICY

- 5.9 For the purposes of this application, the adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021), the Haringey Strategic Policies (2013), the Haringey Development Management DPD (2017), the Highgate Neighbourhood Plan (2017) and Haringey's Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs).

London Plan 2021

- 5.10 The London Plan emphasises the importance of good design which will be applicable to buildings of all types. All development is expected to respect the urban form and structure of the locality.
- 5.11 Relevant policies in the London Plan include:
- Policy D4: Delivering Good Design
 - Policy D6: Housing Quality and Standards
 - Policy HC1: Heritage Conservation and Growth
 - Policy G1: Green Infrastructure
 - Policy SI2: Minimising Greenhouse Gas Emissions
 - Policy SI4: Managing Heat Risk

Haringey Local Plan

- 5.12 The Haringey Local Plan comprises the Haringey Strategic Policies and the Haringey Development Management DPD which sets out the policies used for the determination of planning application for development in the borough and provides the overarching local policy framework for delivering sustainable development.

Haringey Strategic Policies 2017

- SP2 – Housing
- SP11 – Design

Development Management DPD 2017

- DM1 – Delivery high quality design
- DM9 – Management of the Historic Environment
- DM12 – Housing design and quality
- DM21 – Sustainable design, layout and construction

Highgate Neighbourhood Plan (2017)

- 5.13 Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the Local Planning Authority, it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight. The application site is located within Highgate designated neighbourhood planning area which was adopted on 11 September 2017.
- 5.14 The policies of the Neighbourhood Plan are largely in conformity with the Local Plan. In terms of this application, the following policies are relevant.
- 5.15 Policy TR1 requires new development to promote walking, cycling and public transport use and Policy TR3 aims to minimise the impact of traffic arising from new development.
- 5.16 Policy OS2 aims to protect trees and mature vegetation and states that development will be expected to preserve or enhance the character of Highgate's conservation areas, and the setting of the major open spaces.
- 5.17 Policy DH2 refers to development in conservation areas and states that development should preserve or enhance the character or appearance of Highgate's conservation areas and respect the setting of its listed buildings and other heritage assets.

Haringey Supplementary Planning Documents (SPDs) and guidance (SPGs)

- 5.18 Haringey Supplementary Planning Documents (SPDs) and guidance (SPGs) provide additional advice and guidance on the policies of the Local Plan and how the Council will apply these. The Sustainable Design and Construction SPD (2013) is relevant to the consideration of this application:

6. PLANNING ASSESSMENT

6.1 Planning Law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 This section assesses the proposed development against the development plan, together with any other relevant material considerations. The key considerations in assessing the proposed development are as follows:

- Principle of development
- Impact on the character and appearance of the area
- Heritage impact
- Residential amenity
- Trees and landscaping
- Sustainability

6.3 PRINCIPLE OF DEVELOPMENT

6.3.1 The application site is located in a well-established residential neighbourhood, characterised by large, detached dwelling houses. The site has extant planning permission for the demolition of the original dwelling (with the exception of the principal façade) and its replacement with a new dwelling house. This application seeks to demolish the retained façade and erect a replacement dwelling.

6.3.2 The lawful residential use of the site is established and accepted; the substantial demolition and replacement of the dwelling house is established and implemented. It is considered that the proposed replacement dwelling is supported in principle.

6.4 IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

6.4.1 Policy DM1 of the DMPD states that all new development must achieve a high standard of design that contributes to the distinctive character and amenity of the surrounding area. This is echoed in Policy SP11 of the Strategic Policies document which requires development to contribute positively to the built environment and create buildings that are high quality, attractive, sustainable, safe and easy to use.

6.4.2 The proposed development does not depart from the lawful residential use of the site. The only material difference between the proposed development and the partially implemented consent is the proposed demolition and re-build of the principal façade. Notable changes from the previously approved scheme include modest raising of the ridge, omission of the central chimney stack, introduction of a pair of forward projecting bays either side of a single storey entrance canopy (see comparative imagery below).



CGI of previously approved and partially implemented scheme.



CGI of proposed scheme.

- 6.4.4 The main issue relating to impact would therefore be twofold, the appropriateness of the loss of the existing façade, and the acceptability of the proposed replacement façade and raised ridge, with its two projecting bays and additional dormer window.
- 6.4.3 The site initially comprised a two-storey detached dwelling, with integral garage and basement level. In 2021 planning permission was granted for the demolition and replacement of the dwelling, whilst retaining the main façade. A subsequent Non-Material Amendment was granted for changes to the scheme. Following the commencement of demolition on the site, it has become clear that the retention of the

façade is no longer viable and as such it is now the intention to demolish the whole dwelling (including the principal façade) and replace the dwelling as per the partially implemented scheme, albeit with a new principal façade.

- 6.4.4 In referring to the original building, the appeal decision noted *'its design is unremarkable, and it does not equate in architectural and visual significance to the earlier works of Quennell. The porch and centre piece of the building are of a poor scale in relation to the remainder of the building, the design of the west wing suffers from a lack of a notable set back from the main part of the building and is close to the side boundary. Furthermore, the front garage doors are rather incongruous in appearance and detract from the appearance of the front elevation. So, in spite of some historic value from the association with Quennell and the early development of the estate, these factors lead to my conclusion that overall, it makes a neutral contribution to the significance of the CA'*. These comments indicate that the Inspector did not consider the dwelling, or indeed the retained façade, an asset, or a feature worthy of retention in its own right. The removal of the existing façade is not considered contentious from a design or heritage perspective, the significance of the existing façade (or lack thereof) is set out in greater detail in the Design and Access Statement and Heritage Statement. The building was not identified as one which contributes positively to the character and appearance of the area and its loss, including the façade, would not impact negatively on the character and appearance of the area.
- 6.4.5 The proposed principal façade has been designed to provide a simple, well proportioned, frontage for the replacement dwelling, consistent with the prevailing architecture in the locality. The proposal is in a traditional style that is not only sympathetic to the locality but will result in an enhancement to the area as a whole.
- 6.4.6 Turning to scale and massing, the proposal has been designed to sit within the context of its surroundings, whilst the overall height of the dwelling and its footprint is set to increase slightly, it will still sit comfortably within the plot and in the context with the two adjacent dwellings, as shown in the submitted Street Scene elevation. The dwelling will follow the typography of the site and relate well to the surroundings dwellings in Courtenay Avenue.
- 6.4.7 To conclude on matters of character, the proposed replacement facade is considered to enhance the appearance of the replacement dwelling and integrate harmoniously with neighbouring development and wider streetscape. The proposed development is therefore considered to accord with the principles of the development plan and national planning policy guidance. For full details of the design and townscape impact please refer to the supporting Design & Access Statement and Heritage Statement.

6.5 HERITAGE

- 6.5.1 Section 16 of the NPPF refers to conserving and enhancing the historic environment and requires a consideration to whether the proposal sustains and enhances the significance of the heritage asset, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 199-203).

- 6.5.2 Policy SP12 of the Strategic Policies states that the council will conserve the historic significance of Haringey's heritage assets and their wider environment. The borough's heritage assets include Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest.
- 6.5.3 Policy DM9 of the DMPD states that proposals will be supported where they do not detract from the character and appearance of the conservation area and where the new proposal is compatible with the special characteristics and significance of the area.
- 6.5.4 The site is located within the Highgate Conservation Area within subsection 7 'Bishops'. The Highgate Conservation Area Character Appraisal and Management Plan states that *'Most of the existing buildings contribute to the homogenous character of the sub-area'*.
- 6.5.5 The supporting Heritage Statement considers the heritage assets. The architectural and artistic interest of the original building has been considered, both in terms of how the building was originally and also in terms of how the building will present once the consented scheme is built out. The report concludes that the original building, being a later and relatively poor example of Quennell's work, being of low archaeological, historical and architectural or artistic interest. Subsequently, the building is considered to be of low significance.
- 6.5.6 The statement sets out that the degree of development that has taken place in Courtenay Avenue has changed the former historic character to one that displays a continuing process of development through time, characterised predominantly by well-designed modern interpretations of Neo-Georgian architecture. As a result, it is considered that Courtenay Avenue departs from the prevailing historic character of the conservation area.
- 6.5.7 The Heritage Statement also concludes that the original building, and in particular the original façade, makes a neutral contribution to the character of the conservation area and these conclusions were echoed in previous appeal decision.
- 6.5.8 The proposed façade maintains simplistic Neo-Georgian proportions, detailing and symmetry. The projecting bays are framed within double height brick pilasters, traditional sash windows and hierarchy and classically designed porch refer back to detailing in the original house. The materials palette reflects that of the original building the positive materials found elsewhere on the street. The proposed replacement dwelling constitutes high quality design that contributes positively to both the historic and evolving character of Courtenay Avenue.
- 6.5.9 It is therefore considered that the proposed dwelling will not harm the special interest of the conservation area and indeed it will sustain its character and the appearance overall. The development would therefore comply with relevant national and local

heritage related planning policy. For full details please refer to the supporting Heritage Statement.

6.6 RESIDENTIAL AMENITY

- 6.6.1 DMPD Policy DM1 requires development to produce a high standard of privacy and amenity for future occupiers as well as neighbouring properties. It highlights that proposals will be supported where adequate sunlight, daylight and open aspects are implemented into the proposed and surrounding development. An appropriate amount of privacy must be provided for future occupiers as well as surrounding residents. Impact must be mitigated if there are adverse implications arising in terms of vibration, noise, fumes, odour, light pollution and microclimatic conditions.
- 6.6.2 The footprint, scale and layout of the proposed dwelling is as per the partially implemented consent with the only material difference being the replacement of the front façade which in turn results in a modest increase in ridge height. Owing to the proximity and relationship of the proposed dwelling with the neighbouring buildings, the proposal would not result in any materially different neighbour amenity impacts above and beyond the previously consented arrangement. The changes to the façade will not give rise to overlooking or result in any changes to access to daylight or sunlight.
- 6.6.3 In terms of impacts arising from noise, vibration, fumes or odour, these would be no greater than what would occur as a result of building out the original planning permission and would in any event only occur during the construction process, which is managed by and can continue to be managed by a construction management plan.

6.7 TREES AND LANDSCAPING

- 6.7.1 In general terms, soft landscaping, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. In site specific terms, soft landscaping is an integral part of the application site and wider surroundings. As a result, there are various policies, both locally and nationally, that aim to protect and/or encourage the provision of landscaping/trees.
- 6.7.2 DMPD Policy DM1 requires development proposals to demonstrate how landscaping and planting will be integrated within the development and will look to respond to the landform, topography, surrounding trees, boundaries and any other significant biodiversity. Policy G7 of the London Plan states that existing trees of value should be retained. Policy G5 of the London Plan refers to urban greening and seeks development to integrate green infrastructure such as tree planting, green roofs and walls, and soft landscaping.
- 6.7.3 The previously approved scheme included an Arboricultural Method Statement which set out the existing vegetation to be retained, along with root protection zones and Landscaping Plan. The proposed changes, being the replacement of the front façade,

do not impact on the existing landscaping or the previously approved details. Tree protection zones, approved under HGY/2022/1327, have been implemented on site prior to the commencement of the demolition and will remain for the duration of the construction. Nonetheless, an updated Arboricultural Impact Assessment has been prepared to accompany this submission.

- 6.7.4 The Arboricultural Impact Assessment confirms that there are trees within the site that are protected by a 1954 Tree Preservation Order. There are 10 individual trees (2 x Oak (cat B), 2 x Oak (Cat C) 2 x Birch (Cat U), 1 x Lawson Cypress (Cat B), 1 x Elder (Cat C), 1 x Sycamore (Cat C) and 1 x Cherry tree) and 2 tree groups (14 x Leyland Cypress (Cat C) and 8 X Lawson Cypress (Cat C) identified within the site or close to the sites boundaries. No trees are proposed for removal. Some of the retained trees will have their root protection areas impacted as a result of the development. The report concludes that subject to the implementation of the recommended protection, construction methods and tree works, the proposal would not have a detrimental impact on the health of any of the retained trees.

6.8 SUSTAINABILITY

- 6.8.1 In terms of greenhouse gas emissions, the London Plan sets out that new development should achieve an on-site reduction of at least 35% beyond Building Control Regulations (policy SI – Minimising greenhouse gas emissions) and minimise adverse impacts on the urban heat island through design, layout, orientation, materials and incorporation of green infrastructure (policy S14 – Managing Heat Risk).
- 6.8.2 The Haringey Local Plan comprises the Strategic Policies and Development Management Policies, both of which require all developments to minimise the effects of climate change. Strategic Policy SP4 – Working Towards a Low Carbon Haringey requires development to take measures to reduce energy use and carbon emissions during design, construction and occupation. Policy DM21 – Sustainable Design, Layout and Construction requires development proposals to apply the Energy Hierarchy to minimise energy use.
- 6.8.3 Sustainability issues relating to the site as a whole, the construction process, building design and operation were originally considered under the approved scheme that is now being implemented. As this proposal now seeks to also replace the front façade, sustainability issues have been updated and set out in detail in a supporting Energy & Sustainability Statement.
- 6.8.4 Specific requirements of London Plan on Energy Efficiency and Renewable Energy will be met through a combination of passive design features, energy efficient building services and renewable energy sources. This is to comply fully with the London Plan Policies and ensure they are following the "Energy Hierarchy". Specific London Plan policies about CO2 reduction and renewable energy will be met by implementation of passive measures, efficient services and renewable sources.
- 6.8.5 In line with the energy hierarchy the development adopts 'Be Lean' measures, including designing a building to optimise solar gain in winter but avoid overheating,

high efficiency mechanical ventilation and heat recovery, high performance glazing and insulation, energy efficient lighting, fixtures and fittings to achieve a 17% energy demand saving (previously 6.16%). There are no known district heating networks to which the dwelling could connect, therefore no savings are envisaged in the 'Be Clean' rung. In terms of 'Be Green' a ground source heat pump is proposed with gas boilers providing back up. This is estimated to achieve a 69% energy demand reduction (previously 36%). The proposal will include water efficient fixtures and fittings to ensure that the higher water efficiency standard is met.

- 6.8.6 The proposal is fully compliant with the Haringey Local Plan Policies SP4 and DM21 and the London Plan Chapter 9 Policy SI 2, the result of which is the provision of a resource efficient, sustainable development. Please refer to the Energy & Sustainability Statement for full details.

6.9 BASEMENT DEVELOPMENT

- 6.9.1 Policy DM18 relates to new basement development and sets out criteria whereby new basements can be permitted.
- 6.9.2 The proposed basement depth and extent is as per the partially implemented scheme. Notwithstanding this, an updated Basement Impact Assessment accompanies the submission.
- 6.9.2 The Basement Impact Assessment re-assesses the anticipated ground movements resulting from the revised proposal. The report recommends a secant pile wall or sheet pile construction to retain the basement and lower ground level excavations and prevent water egress. It is also envisaged that temporary supports would be used during construction to minimise lateral deflection. The resulting settlements anticipated at the nearest neighbouring building (Blue Orchard) are estimated to be between 0 and 3mm and any resulting damage would not exceed negligible. This is comparable to the previously consented impacts.
- 6.9.3 The proposed basement would not give rise to any adverse ground stability or flood risk impacts and accords with Local Plan Policy DM18.

6.10 PARKING AND HIGHWAY IMPACTS

- 6.10.1 Local Plan Policy SP7 and DM31 seeks to promote sustainable transport.
- 6.10.2 The proposal, like the previously consented scheme, seeks to utilise the existing vehicular cross over to provide on site parking to the front. The proposal would not impact existing parking arrangements or traffic flows on Courtenay Avenue. It is anticipated that construction related impacts will be controlled through a construction management plan. The proposal accords with Local Plan Policy SP7 and DM31.

7. SUMMARY & CONCLUSION

- 7.1 As the previous planning consents APP/Y5420/W/19/3243272 and HGY/2022/2162 have now been implemented, full planning permission is now sought for the removal of the previously retained façade and its replacement with a new front façade for the dwelling previously approved under HGY/2019/1168.
- 7.2 The siting, footprint, scale, layout and architectural approach of the proposed replacement building is similar to that previously consented. The trees and overall planting will also be kept in accordance with the current approval, to ensure the verdant character of the site remains.
- 7.3 The replacement front elevation comprises a formal symmetrical façade with two symmetrical projecting hipped bays, traditional sash window proportions and hierarchy, and classical yet simple front porch and a material palette. The proposed dwelling constitutes high-quality design that reflects the positive components of original building and that found in the wider locality. The proposal will enhance the appearance of the site, conform to the established character of Courtenay Avenue and the wider Bishops sub-area and preserve the contribution the site makes to the special interest of the Highgate Conservation Area.
- 7.4 Careful consideration has been given to the design of the proposed façade, and its relationship with the previously approved scheme so as to ensure the development would sit well within its immediate surroundings, and result in no undue harm to the existing amenities of neighbouring occupiers. Accordingly, the development provides a well-designed scheme which responds positively to its surrounding townscape and neighbouring development, whilst make an effective use of this site.
- 7.5 The proposal seeks to retain the mature landscaping within the site, maintaining its verdant character. The new dwelling will be highly water and energy efficient, achieving the higher water efficiency standard and a 69% reduction in carbon emissions against the target emission rate. The proposed basement would not have any adverse impacts on neighbouring properties.
- 7.6 In summary, the proposed development complies with the relevant adopted policies of the London Plan, and Haringey's Local Plan including the Strategic Policies and Development Management Plan policies.
- 7.7 This Planning Statement should be read alongside the other supporting documentation and drawings which have been submitted as part of the Full Planning Application.