



PLANNING HERITAGE AND DESIGN AND ACCESS STATEMENT

ADDRESS: 64 SHELDON AVENUE LONDON N6 4ND

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Proposal: Construction of Single Storey Outbuilding and installation of 6 condenser units at rear; Landscaping and new Planting in front and rear gardens; construction of new gates and replacement 1.8m fencing on side and rear boundaries

RELEVANT PLANNING HISTORY

HGY/2025/3538

Erection of Single Storey Rear Outbuilding
Decision Date: 12/02/2026 Decision: Refuse

HGY/2026/0018

Proposal: Non-Material Amendment to HGY/2024/2152 to change a rear window and alteration to front railings and gates by introduction of additional gate for pedestrian access
Decision Date: 29 January 2026 Decision: Approve

HGY/2024/2152

Alterations to Fenestration, formation of new rear dormer and increasing size of existing dormers; insertion of four new conservation style rooflights; demolition of existing chimney and construction of new chimney; construction of front boundary wall with railings and sliding gates and changes to photovoltaic panels.
Approved 14/11/2024

HGY/2024/0792

Non-material amendment following a grant of planning permission HGY/2021/0722-Variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations.
Approved 15/04/2024

HGY/2021/0722



Variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations.
Granted permission 07/05/2021.

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HGY/2016/0386

Non-material amendment following a grant of planning permission HGY/2015/2184 to alter fenestration, relocate courtyard and recess the first-floor master bedroom balcony.
Approved 03/03/2016.

HGY/2015/2184

Redevelopment to replace the existing house (Use Class C3) with a new single dwelling house (Use Class C3)
Granted Permission 22/09/2015

RELEVANT BACKGROUND

The application site comprises a large two-storey detached dwelling with basement and accommodation in the roof, approved under LPA Ref- HGY/2015/2184 in September 2015.

Subsequently variations to this permission were approved and the existing property built in accordance with the agreed changes; the property is substantially complete save for the interior spaces and certain external alterations approved but not yet implemented.

The application recently refused sought permission for a single storey outbuilding in the rear garden.

The Reason for Refusal stated:

“The proposed development by reason of its size, siting, depth and associated loss of space for soft landscaping and amount to an overdevelopment of this site, as well as being harmful to the conservation area, contrary to policies DM1, DM9 and DM12 of the Development Management, DPD (2017) policies SP11 and SP12 of Haringey’s Local Plan Strategic Policies 2017 and Policies G7 and HC1 of the London Plan (2021).”

The Delegated Report commented as follows:

“...Existing development allowed under planning permission on the site includes the new building with its various basement levels, which have a cumulative footprint of approximately 360 sqm, with the footprint of the dwelling above ground being approximately 170 sqm. The site has an area of approximately 850 sqm. (our emphasis)

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*The scale of the proposed outbuilding in combination with the previously approved development on the site would represent an overdevelopment of the site and **it is unclear why some of the uses proposed for the outbuilding could not be accommodated within the very generous interior of the main building.** (relevance?)*

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The proposed building along almost the entirety of the rear boundary and the reduction in the extent of soft landscaping including the proposed and retained trees on the site would be considered to cause less than substantial harm to the significance of the Highgate Conservation Area. The importance of the loss of landscaping particular to this site is elaborated upon further in the 'trees and landscaping' section of the officers report.

*Considering the points above, **the proposal may be a subordinate development to the host dwelling and the character and visual amenity of the conservation area will be protected.** However, the proposal is considered overdevelopment due to its size, amount of garden reduction and loss of soft landscaping...."*

The DR went on to confirm the proposed building would have been acceptable in neighbour amenity terms.

SITE AND CONSERVATION AREA

The application site is located on the eastern side of Sheldon Avenue, within the Bishops Sub-Area of the Highgate Conservation Area.

Existing Front Elevation



Existing Rear Elevation



Sheldon Avenue lies on the western side of Highgate Conservation Area.

The Character Analysis for this part of the Conservation Area notes that development in this area mostly occurred between 1914 and 1930 when the Ecclesiastical Commissioners granted a series of leases.

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The streets in the area are an excellent example of high-quality residential development of that period; a quality that was set from the outset by the nature of the development leases and identical plots.

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This section of Sheldon Avenue was developed later than the southern section and characterised by detached homes in a neo-classical style.

The conservation objective is to retain the original character and details of the area's buildings, particularly brick detailing, and maintain the quality and distinctiveness of the area.

The Character Analysis also comments:

'This part of the street has also been subject to the demolition and rebuilding on a much larger footprint of many houses. There has also been the creation of large basements....'

Photo 1

Nos. 66 and 64 Sheldon Avenue



Photo 2

Nos. 60 and 62 Sheldon Avenue



The proposed single storey outbuilding incorporating a green roof, is modest in size, situated in the rear garden and not visible from the street.

It will be constructed in good quality facing materials appropriate to the garden setting.

The proposed landscaping and new Planting will enhance the appearance of both front and rear gardens, and the new gates and replacement fence will be constructed in good quality materials and

In our submission it will have a neutral impact on the character and appearance of this part of the Highgate Conservation Area.

ASSESSMENT

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The Proposal

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In preparing this application the Refusal Reason and the Delegated Report were reviewed and to overcome the Council's concerns a comprehensive scheme has been prepared.

In addition to the Outbuilt detailed proposals for landscaping, new planting and boundary treatment are included which collectively deal with site and offer a clear vision of the "end product" once all work has been completed.

The application is supported by a Tree Survey and Arboricultural Impact Assessment (AIA) as well as a Noise Impact Assessment in support of the installation of the 5 condenser units and air source heat pump to be situated at the rear of the proposed outbuilding.

The outbuilding, rectangular in shape, will be situated close to the rear boundary of the property and built to the following dimensions:

Long side- 13.4m

Short side – 4.5m

Height – 2.7m

The design is contemporary in style and the external facing materials proposed as follows:

- Front façade and side facades- Cedar Wood Cladding
- Rear façade – Cement Board cladding
- Aluminium framed French Doors and Casement windows
- Timber Clad Shed Doors
- Sedum System Green Roof
- Powder coated aluminium fascia & soffit to match the doors & windows

4 existing Trees will need to be removed and accordingly detailed information in relation Tree matters are supplied.

Tree Issues

The following documents are submitted in support of the Application:

- Tree Survey
- Arboricultural Impact Assessment (AIA)
- Tree Constraints Plan
- Tree Protection Plan

The AIA concludes as follows:

To facilitate the development:

- 4 x U-Grade trees and 1 x C-Grade tree are to be removed.
- 1 x C-Grade group of trees require pruning.

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15.2 To mitigate the removal of one Category C-grade tree and four Category U-grade trees, the proposed landscaping scheme includes planting 10 replacement trees. This would result in a net gain of six trees within the site.

15.3 The Arboricultural implications of the proposed development are seen as acceptable.

15.4 All the moderate-quality (B-Grade) trees and 83% of the low-quality (C-Grade) trees can be retained during the development.

15.5 All tree work, as recommended, is to be completed before the development begins.

15.6 Adequate Temporary Ground Protection and Tree Protection Fencing must be in place before development begins. It will remain in situ for the duration of the garden room build. Once the garden room building is complete, the temporary Tree Protection Fencing and Ground Protection may be removed to facilitate the remainder of the landscaping works.

15.7 For the duration of the garden room build, the Construction Exclusion Zones are to be acknowledged and strictly seen as sacrosanct. Access is to be restricted over all RPAs without adequate Ground Protection.

15.8 Any operations within the Construction Exclusion Zone/RPAs are to be carried out under Arboricultural supervision.

15.9 The garden room building in the rear garden will be installed on a series of ground screws, and the building itself will be set above the existing ground level.

15.10 All encroachments into the RPAs of retained trees are to be carried out by hand under Arboricultural supervision.

15.11 Any unforeseen encroachments into the RPAs of retained trees are to be carried out by hand under Arboricultural supervision.

15.12 The existing soil heaps in the rear garden will be carefully removed back down to the original ground level under Arboricultural supervision.

15.13 Proposed hard surfacing at the front of the property. All existing hard structures and rubble will be carefully removed down to soil level under Arboricultural supervision and backfilled with imported Amsterdam soil or similar structured soil to improve rooting potential. The driveway base will be installed using a Cellular Confinement System. It will be finished with a permeable wearing course contributing to SUDS and allowing local roots an increased water supply.

15.14 Proposed hard surfacing in the rear garden will be installed using a Cellular Confinement System that is to be set above the existing ground level. It will be finished with a permeable wearing course contributing to SUDS and allowing local roots an increased water supply.

15.15 Where cement is to be introduced into the ground within an RPA, a suitable membrane (plastic/DPM or similar) should be used to line the soil to prevent Lime leaching into the adjoining soil.

15.16 All wastewater is to be disposed of responsibly into the sewage drain using a sediment trap to avoid blockages. No wastewater is to enter the RPAs of retained trees.

15.17 Landscaping - Ground within the RPAs shall not be mechanically scraped at any time. The clearance of any vegetation and ground within the RPAs shall be carefully carried out by hand. Vehicles shall not be allowed to track over the RPAs of retained trees.

15.18 New services are to be installed inside the RPAs of retained trees. The service trenches are to be located as far from tree centres as possible and carried out using an Airspade under Arboricultural supervision.

15.19 All retained trees are to be protected in accordance with BS5837:2012.

15.20 The Arboricultural implications of the proposed development are deemed acceptable and may proceed with minimised risk to the retained trees, subject to full compliance with these tree protection recommendations.

Noise Impact Assessment

Wave Dynamics has provided an acoustic assessment in support of the proposed installation of 6no. new ASHPs to the rear of the proposed outbuilding which concludes as follows:

In line with the anticipated requirements of Haringey Council, noise from these units has been assessed in accordance with BS4142 2014 A1+ 2019. A baseline noise survey was undertaken to measure the existing background noise levels.

With the inclusion of 1no. proposed acoustic enclosure to ASHP unit C5, the resulting BS4142 assessment predicted that there is no adverse impact at NSL1 (worst-case).

Page | 8 *As resulting noise levels are lower at NSL2, this means there is also no adverse impact at this receptor.*

Given that absolute background noise levels at night-time are very low at the site, it is proposed that achievement of a 'no adverse impact' outcome from the BS4142 assessment and very low absolute resulting noise levels ($\leq 23\text{dB LAeq,15min}$) at the receptors, that proposals should be considered acoustically acceptable on the grounds of noise.

CONCLUSIONS

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 considered.

In relation to extensions or alterations to residential buildings 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.

DPD Policy DM12 'Housing Design and Quality' broadly reiterates similar criteria in relation to residential extensions and alterations.

The proposed garden room is modest in size maintains a good size garden proportionate to the existing house and offers a simple but pleasing design in good quality facing materials and a sedum roof.

We conclude the application merits favourable consideration and the grant of conditional permission.

SJP/18/03/26