

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/3447

Ward: Highgate

Date received: 08/12/2014

Drawing number of plans: AL(10)001

Address: 60A Jacksons Lane N6 5SX

Proposal: Lowering of failing brick wall to North boundary (householder application)

Applicant: Mr N Moore

Ownership: Private

Site Visit Date: 16/12/2014

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Matching materials

Informatives

- 1) The NPPF

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 Proposed development

- This is an application for Lowering of failing brick wall to North boundary

2.2 Site and Surroundings

- The application site is irregular in shape comprising a large detached two-storey residential property, and is bounded by Jackson's Lane on its eastern boundary and Southwood Lane on its western end. Vehicular access into the site is obtained from Jackson's Lane. The nature of the surrounding properties is residential in character.

- The site falls within Highgate Conservation Area and Archway Road Restricted Conversion Area.

2.3 Relevant Planning and Enforcement history

- HGY/2014/3412 - Erection of single storey extension at garden level to provide new kitchen / dining and entrance lobby. Internal reconfiguration to all existing floors – approved
- HGY/2014/3281 - Extension of crossover and re-location of traffic bollard adjacent to Highstone House 60A Jacksons Lane- approved
- HGY/1998/1427 - Erection of external chimney stack and 2 stainless steel flues to existing building. – approved 08/12/1998
- HGY/1998/1046 - Removal of pitched roof and formation of new first floor balcony with access via new french doors. – approved 15/09/1998

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Conservation Officer: No comments.
- LBH Transportation: No objection.

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 4 letters

5.1 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: 0
Objecting: 0
Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the conservation area

6.1.1 The site concerns a two-storey detached property with a lower ground floor level which falls within Highgate Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials

of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.1.2 The northern boundary wall cannot be seen from the adjacent roads within Jackson's Lane and Southwood Lane.

6.1.3 The proposed works is acceptable as it will have a negligible impact upon the conservation area and the reinstatement of header course would preserve the character of the retained wall in accordance to the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policies 7.4 and 7.6 require buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.2.2 No responses have been received following consultation.

6.2.3 The proposal is to lower the existing boundary wall it shares with No. 86 Southwood Lane situated to the north. 12 brick courses will be removed and the header course reinstated. The proposed nature of works and its location away from the flank wall of the end terrace property at 86 Southwood Lane would not result in any loss of amenity in terms of daylight/sunlight and outlook in meeting saved UDP Policy UD3 and London Plan Policies 7.4 and 7.6.

6.3 Conclusions

6.3.1 The proposed development is acceptable in principle as it would not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and has been sensitively designed to maintain the character and visual amenity of the conservation area and the adjacent listed buildings.

6.3.2 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

7. CIL APPLICABLE

7.1 The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2014/3447

Applicant's drawing No.(s) AL(10)001

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

AL(10)001-002

Reason: In order to avoid doubt and in the interests of good planning.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.