Planning Application

Derwen, Compton Avenue,
London, N6 4LH

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Revision	Date	Status	Description	Author	Checked
A	01/01/26	PL	Planning Application	AV	AW/AG

1

Context and Site Analysis

Derwen, Compton Avenue, London, N6 4LH

1.1 Introduction

The application site, **Derwen,** consists of a large two-storey detached property with accommodation in the roof space, located on the western side of Compton Avenue. The ***property is not listed*** but is in ***Highgate Conservation Area*** (the Bishops Sub-Area), within the demise of Haringey Council.

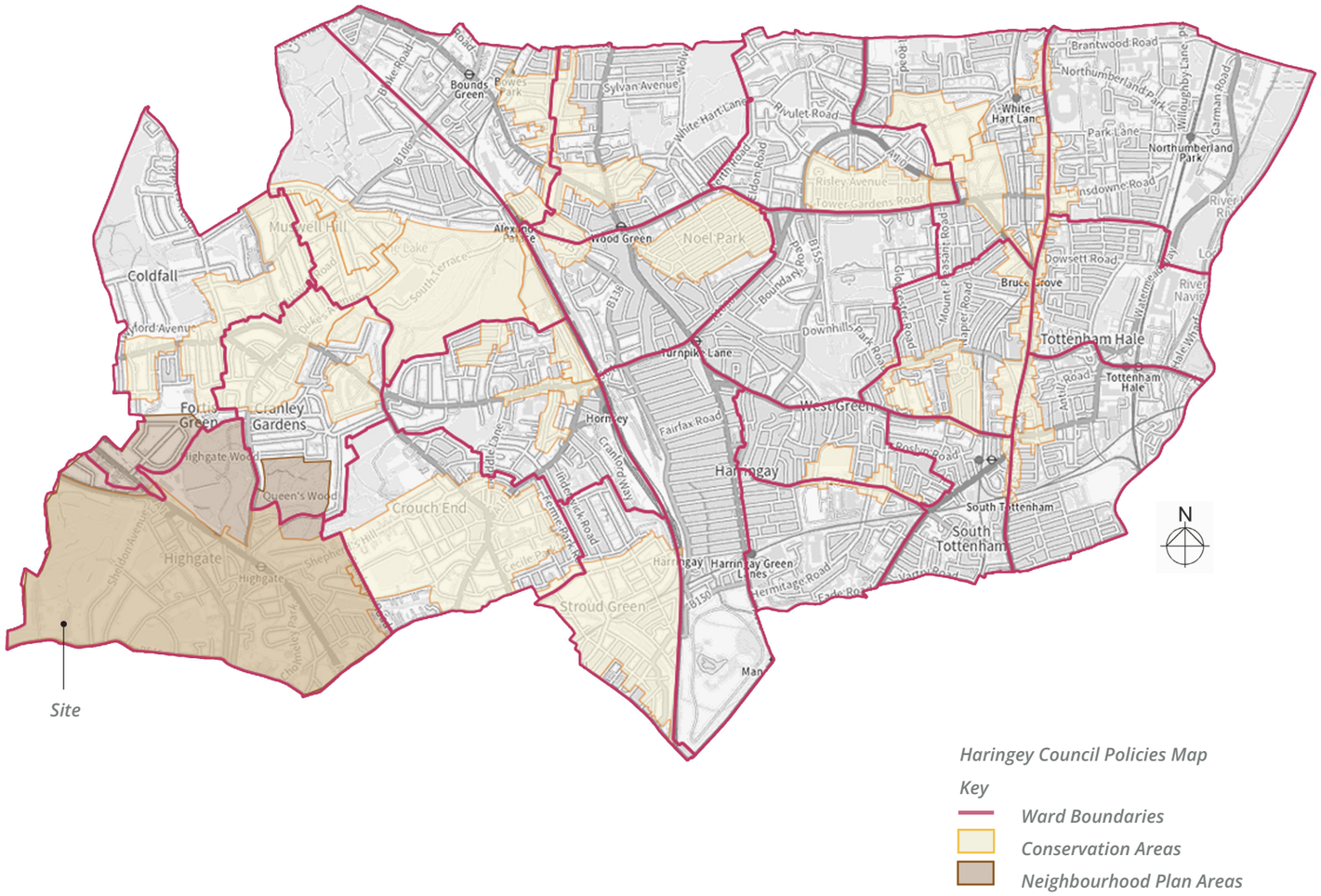
There is an area tree preservation order (TPO) that covers all properties on Compton Avenue, which ***any mature tree or with amenity value when the order was made in 1954 is deemed to be protected by the order***.

Compton Avenue has a gentle topography that slopes down from the junction with Hampstead Lane to the boundary with the Highgate Golf Club. The houses are spaced out in large plots and set back behind gardens with many original trees of the former Bishop's Park still surviving. Compton Avenue is a development of the late 1920's. The style of architecture shows a mixture of designs by the same architects, predominantly CHB Quennell and Christopher Cooper[1].

The prevailing architectural style is of traditional nature generally expressed as two storey predominately large brick buildings with pitched roofs and accommodation in the roof space. Some of the houses in the road draw their design references from a Classical architecture whilst others have more of Arts and Craft design style influences. There has been extensive rebuilding and remodelling of houses in the area which tends to reduce the gaps between houses and views into the wooded gardens which is an attractive feature of the road.

In 2017, planning permission (ref: HGY/2016/3876) was granted at Derwen for "retention and modifications to the front facade, demolition of existing house and erection of new build detached house including basement and attic accommodation". This application was effectively the same as that granted permission in 2014 (ref: HGY/2014/1334). Both applications expired without ever being implemented.

[1] Highgate Conservation Area Character Appraisal and Management Plan December 2013



1.2 Pre-Application Advice

A ***Pre-Application Proposal was submitted to Haringey Council in January 2026 (Ref: PRE/2026/0009)*** with an on-site meeting held on 12.02.2026. The Pre-Application Proposal was for:

"Retention and modifications to the front and side facades, the erection of a two-storey rear extension, extended crown roof to include attic accommodation and a new basement construction beneath the property with associated landscaping works. This new proposal follows the expired planning application for "partial demolition of the existing building, retention of front façade and erection of new two storey house with enlarged rear envelope", granted in 2017 (ref: HGY/2016/3876) and in earlier applications in 2014 and 2012. "

In response to the plans and information submitted, the advice and assessment provided by officers is incorporated into the below sections of this document in blue text. Officers commented that **"As reinforced by the planning history of the site, there is no objection to the substantial demolition and rebuild of the existing dwelling".**



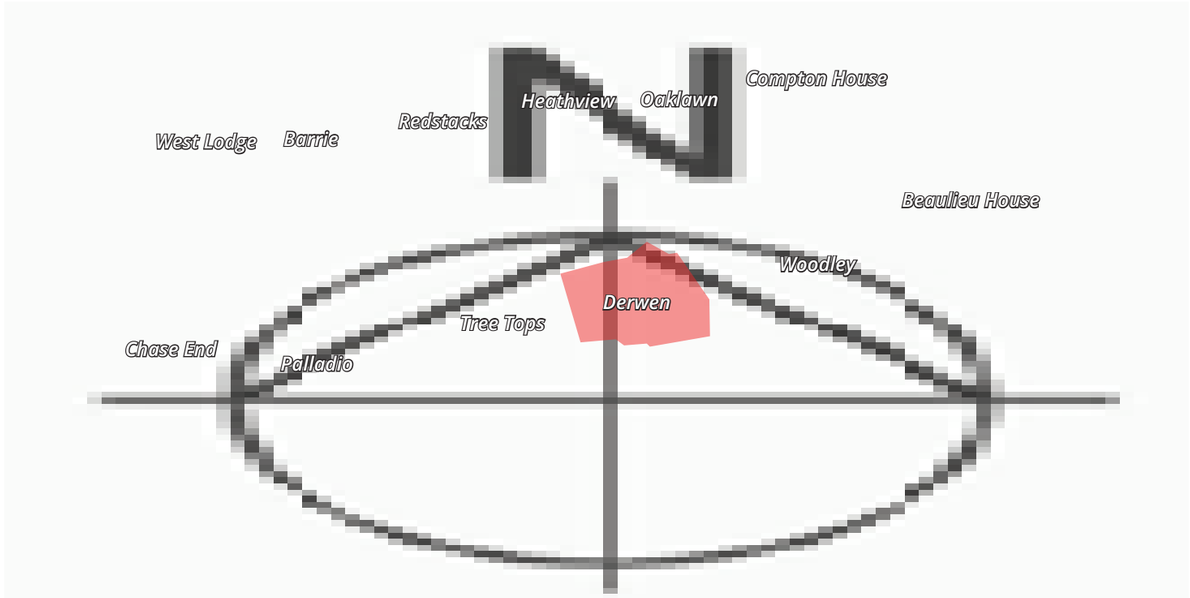
Derwen Front Elevation

1.3 Existing Site Parameters and Building Use

The application property 'Derwen' is a ***detached family home arranged over two storeys with additional accommodation in the roof space and spanning 566 sq. m*** (6,092 sq. ft). The house sits on a plot of half an acre and benefits from a ***large west facing landscaped rear garden.*** The front the property is set well back from the road behind a carriage driveway providing off-street parking.

The existing dwellinghouse comprises prominent roof forms and eave lines as established by the front façade. The roof features dormer windows and decorative chimney stacks with red/brown plain clay roof tiles on steeply pitched slopes. Red/brown brickwork makes up the structure, incorporating vertically proportioned windows with subdivided leaded lights set in metal frames.

The rear of the property has already been modified with various interventions and extensions over the years which have eroded the architectural quality of the rear elevation. The front and side facades of the property and the original chimneys are characteristic of the Arts and Craft design style which we feel should be retained as much as possible. We consider that the loss of one of the few remaining of Quennell-style houses would be detrimental to the original character of the area and so we understand the importance of retaining and adapting the existing building fabric whilst modifying and extending the property.



Aerial view of rear facade



Site Boundary



Aerial view of front facade.

1.4 Contextual Assesment

Many of the properties on Compton Avenue have been extended, altered and remodelled in recent years. There are replacement buildings on the 'Tree Tops' and 'Palladio' sites and the redevelopment at 'Roundhill'. **These developments also incorporate extensive basements including an extension to 'Treetops' beneath the existing garden**. This increase in development has altered the variety of houses and substantially varied the appearance of the road. Previously the Council has conceded there are no buildings of merit adjacent to the application site and therefore no listed buildings. Historic England's Map Search also shows **there are no listed buildings on Compton Avenue.**
https://historicengland.org.uk/listing/the-list/map-search?postcode=%20N6%204LH&clearresults=True

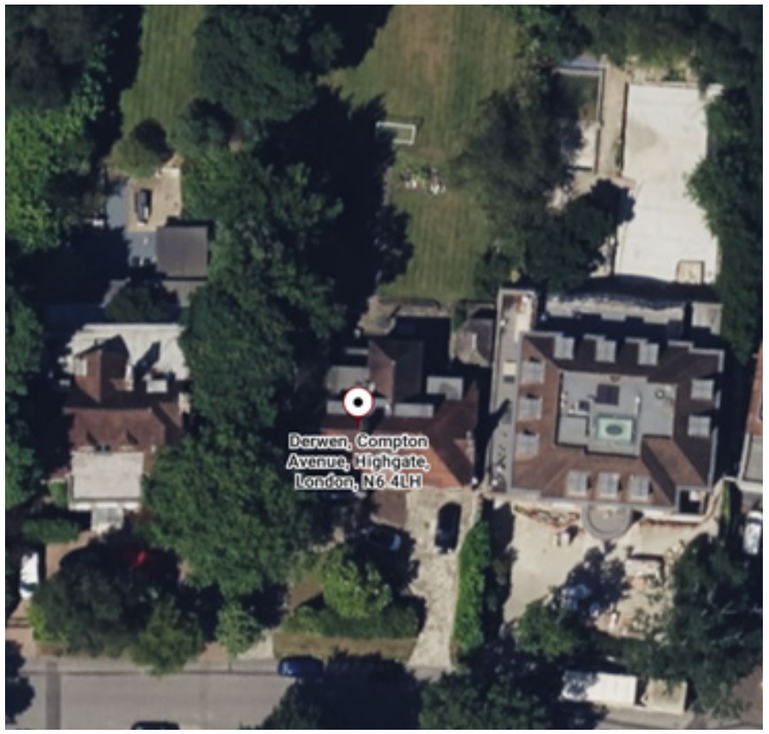
The site lies within the Bishops Sub-Area of the Highgate Conservation Area, an area defined by very large, detached houses set within substantial garden plots.

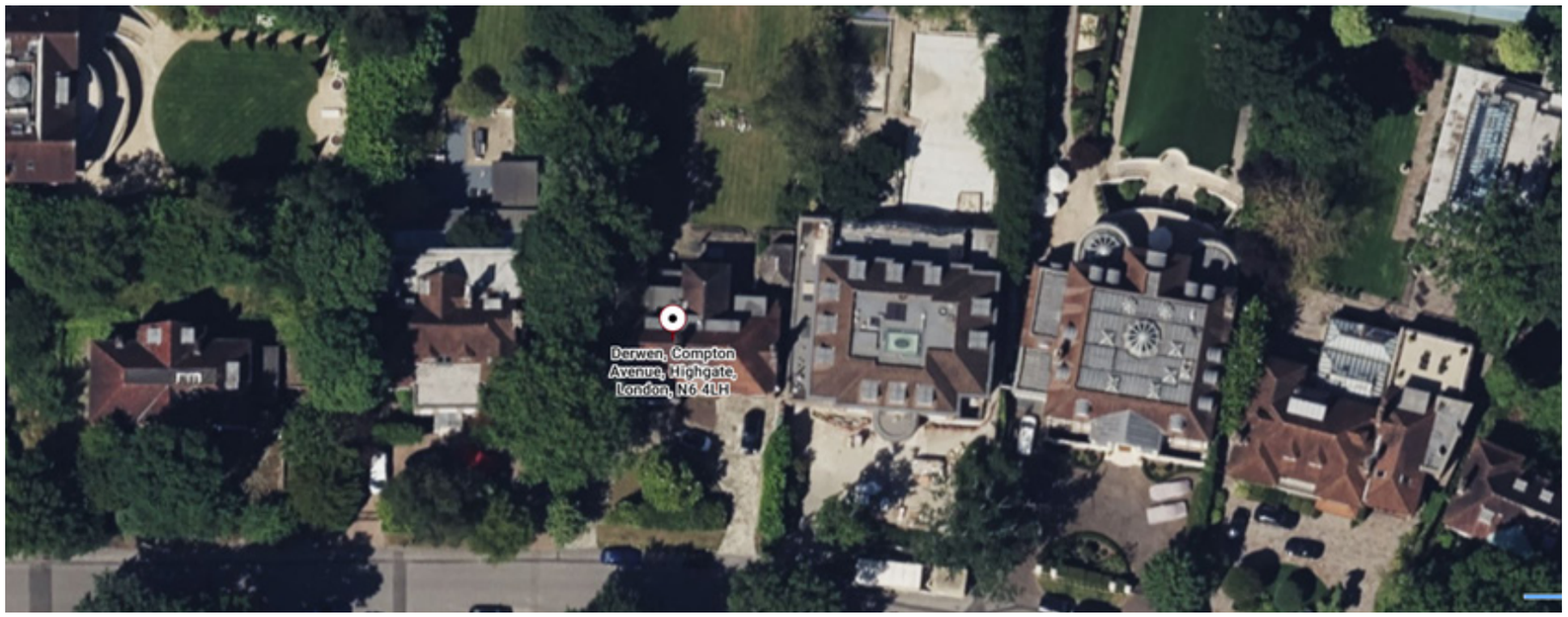
The Pre-Application Advice states that ***"The proposal would be acceptable with regards to design and heritage considerations if to be used as a single family dwelling". The Highgate Neighbourhood Plan (HNP) requires that "development proposals... should preserve or enhance the character or appearance of Highgate's conservation areas" (Policy DH2) and stresses the importance of ensuring that new development does not undermine the "integrity and coherence of the conservation area". Any proposal to convert a property in this area must therefore be guided by the overriding principle of conserving this distinctive pattern of large houses within generous, mature landscapes.***

In this context, widespread alteration or intensification of such housing stock, whether through extensions, subdivision or external service installations, could cumulatively erode the qualities that define the Bishop's Area. For this reason, any conversion proposal must demonstrate that the building's form and external presentation remain intact, including careful placement of meter boxes, pipework, vents and services so that no feature visually detracts from the principal elevations or the wider streetscape.

Garden setting is especially important in this part of Highgate. The HNP contains a "presumption against the loss of garden land" (Policy DH10(1)) and requires that mature trees, landscaping and permeable surfaces are retained. Highgate's gardens are recognised as making "an important contribution to... amenity, the local ecology and the character of the conservation areas".

The Conservation Area has undergone gradual development, and the Council's planning reports submitted in previous applications for the site have stated that the Classical Revival style is 'encroaching' upon and not in keeping with the Conservation Area. **The relevant heritage considerations are therefore paramount, and although it is recognised by the Council that Derwen does not have landmark qualities, it is representative of the prevailing architectural character with its typical materials and form.** Derwen contributes to the quality of the Avenue frontage. ***The proposed above ground extension works pertain predominantly to the rear of the property and so Derwen's valuable contribution to the street view will remain in a similar manner.***





Aerial Views from Bing of the site showing the extensive alteration and remodelling works to the surrounding houses.

1.5 Site History

The site is located in the **Bishops Sub-Area** which is situated to the west of Highgate's historic town centre, extending to the London Borough of Haringey boundary, and is defined by Hampstead Lane to the south and Aylmer Road to the north.

The principal phase of **development within this area occurred between 1914 and 1930**, following the granting of a series of land leases by the Ecclesiastical Commissioners. A key figure in shaping the character of the area was the developer Walter H. Quennell, whose work was closely associated with that of his brother, Charles Henry Bourne Quennell, an Arts and Crafts architect responsible for the design of many of the houses.

The Bishops area represents a notable example of **high-quality residential development from the early twentieth century.** The leases issued by the Ecclesiastical Commissioners imposed strict requirements relating to plot sizes, construction costs, and, in some instances, the rate of development. These controls ensured a consistent standard of design and contributed to the cohesive and distinctive character that defines the area today. **The retention of the original architectural features remains essential to preserving its significance as a conservation area.**

Historically, the land formed part of Hornsey Great Park, a well-stocked hunting ground belonging to the Bishops of London dating back nearly a millennium. The area was once heavily wooded as part of the Middlesex Forest, and remnants of this **ancient landscape survive in the form of mature trees within avenues and private gardens.**

Development commenced in the early twentieth century on a plot-by-plot basis. Compton Avenue, a gently sloping private road descending from Hampstead Lane towards the boundary of Highgate Golf Club, exemplifies the character of the area. **The street benefits from expansive views across a rolling landscape, providing a semi-rural setting. Properties are set within spacious plots, typically recessed behind landscaped gardens**, many of which retain mature trees that reflect the area's woodland origins.



1936 - Published by the Director General at the Ordnance Survey Office, Southampton, 1938.



1912 - Published by the Director General at the Ordnance Survey Office, Southampton, 1915.

1.6 Site Photographs



Front Elevation of the existing property - to be retained and modified



Rear Elevation of the existing property -has already been modified over the years



South side path of the existing property



Front Elevation of the existing property - to be retained and modified



Rear Elevation of the existing property -has already been modified over the years



North side path of the existing property

1.7 Planning Policy

The design proposal has been carefully considered with reference to the below planning guidance and documents. The relevant planning policies under which such an application would be considered include, but are not limited to, the following:

- **Haringey's Draft Local Plan Chapter 18: Design; Chapter 19 Heritage**
- **The guidance set out within the Highgate Conservation Area Character Appraisal and Management Plan December 2013**
- **National Planning Policy Framework (2024)**
- **London Plan (2021)**

- Policy D3: Optimising site capacity through the design-led approach.
- Policy D4: Delivering good design
- Policy D5: Inclusive design
- Policy D6: Housing quality & standards
- Policy H1: Increasing housing supply
- Policy H10: Housing size mix
- Policy HC1: Heritage conservation and growth
- Policy G5: Urban Greening
- Policy G6: Biodiversity and access to nature
- Policy SI1: Improving air quality
- Policy T1: Strategic approach to transport
- Policy T4: Assessing and mitigating transport impacts
- Policy T5: Cycling
- Policy T6: Car parking

• **Haringey Local Plan (2017)**
- Policy SP1: Managing growth
- Policy SP2: Housing
- Policy SP4: Low carbon Haringey
- Policy SP5: Water management and flooding
- Policy SP6: Waste and recycling
- Policy SP7: Transport
- Policy SP8: Employment
- Policy SP11: Design
- Policy SP12: Conservation

• **Development Management DPD (2017)**
- Policy DM1: Delivering high quality design
- Policy DM2: Accessible and safe environments
- Policy DM9: Management of historic environment
- DM11: Housing Mix
- Policy DM12: Housing design & quality
- Policy DM21: Sustainable design
- Policy DM32: Parking

Associated Documentation

This report should be read in conjunction with the below documents:
- GIA Schedule of Areas.
- CIL liability form
- Location Plan – must be based on an up-to-date map and should be at a scale of 1:1250. The site boundary should be identified in red, with a blue line drawn around any adjacent land owned by the applicant
- Existing Block/Site Plan – should show footprints of all existing buildings on site and should be at a scale of either 1:200 or 1:500
- Proposed Block/Site Plan – should show footprints of all proposed buildings on site and should be at a scale of either 1:200 or 1:500
- Existing Floor Plans & Elevations – full floor plans and elevations of existing buildings at a scale of either 1:50 or 1:100. Should also include street scene elevations
- Proposed Floor Plans & Elevations – full floor plans and elevations of proposed buildings at a scale of either 1:50 or 1:100. Should also include street scene elevations
- Section Drawings – should show the floor to ceiling heights and should be at a scale of either 1:50 or 1:100
- Design & Access Statement (Waste Storage and Cycle Parking details included in D&As)
- Heritage Statement
- Energy Report
- Sustainability Report
- Basement Impact Assessment
- A draft Construction Management Plan (CMP)
- Arboriculturist Report
- A biodiversity DEFRA pre and post-development metric and draft gain plan
- A high-quality soft landscaping
- M&E Statement
- Noise Report
- Sustainable Drainage Report/Flood Risk Assessment





Existing chimneys will be retained in their original form

1.8 Planning History

The London Borough of Haringey planning webpage lists several planning cases linked to the site's planning history. The most relevant and most recent applications are listed below:

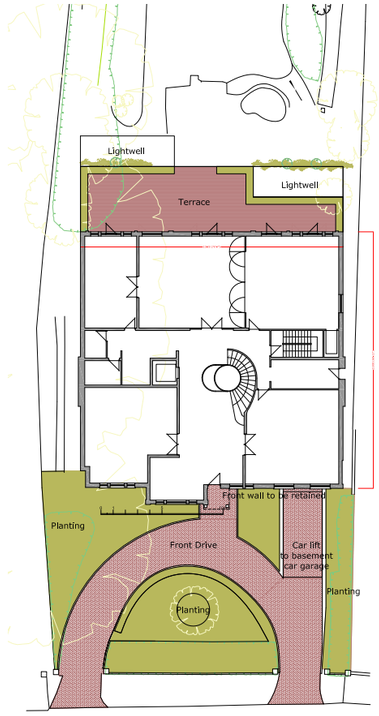
- 2017: **Planning permissison (ref: HGY/2016/3876) granted** for **Retention and modifications to the front facade, demolition of existing house and erection of new build detached house including basement and attic accommodation**. The application is for all intents and purposes the same as that granted permission (HGY/2014/1334) in August 2014, which had not been implemented and was due to expire.

- 2014: **Planning permission (ref: HGY/2014/1334) granted** for retention and minor modifications to the front facade, demolition of existing house and erection of new build detached house including basement and attic accommodation.

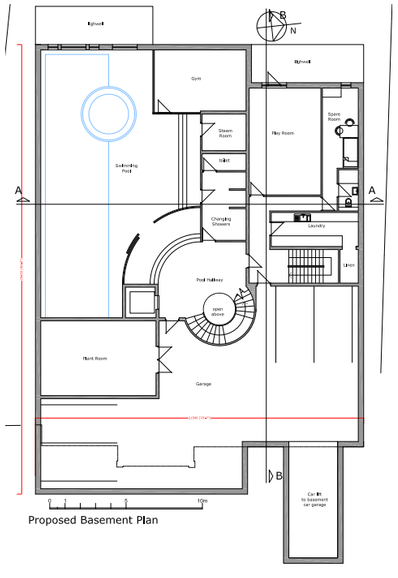
- 2012: **Planning permission (ref: HGY/2012/1141) granted** for partial demolition of existing building, retention of front facade and erection of new two storey house with enlarged rear envelope.

The following Planning Permissions have all previously been granted:

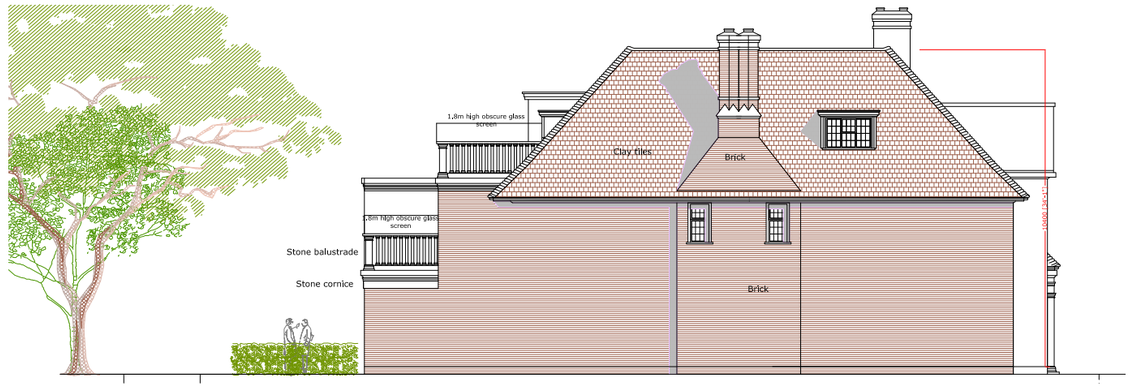
- HGY/2011/2141; new front door position in existing window bay
- HGY/2011/0950; basement with a front light-well
- HGY/2010/1896; renewal of permission rear extension
- HGY/2007/2339; rear extension



2017 ref: HGY/2016/3876 Proposed Ground Floor



2017 ref: HGY/2016/3876 Proposed Basement



2017 ref: HGY/2016/3876 Proposed Side Elevation



2017 ref: HGY/2016/3876 Proposed Rear Elevation



2017 ref: HGY/2016/3876 Proposed Front Elevation

2

The Existing Property

Derwen, Compton Avenue, London, N6 4LH

2.1 Site Plan



S I T E A R E A

2 0 3 1 s q . m e t r e

0 . 5 0 1 a c r e

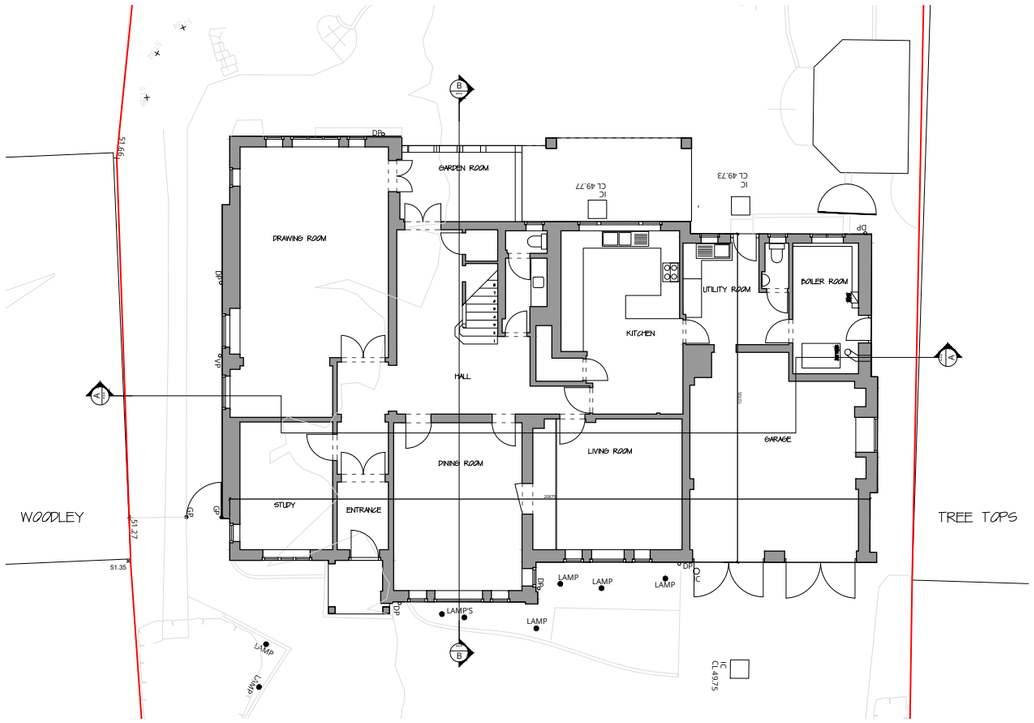
0 . 2 0 3 1 h e c t a r e

Existing Site Plan 1:500

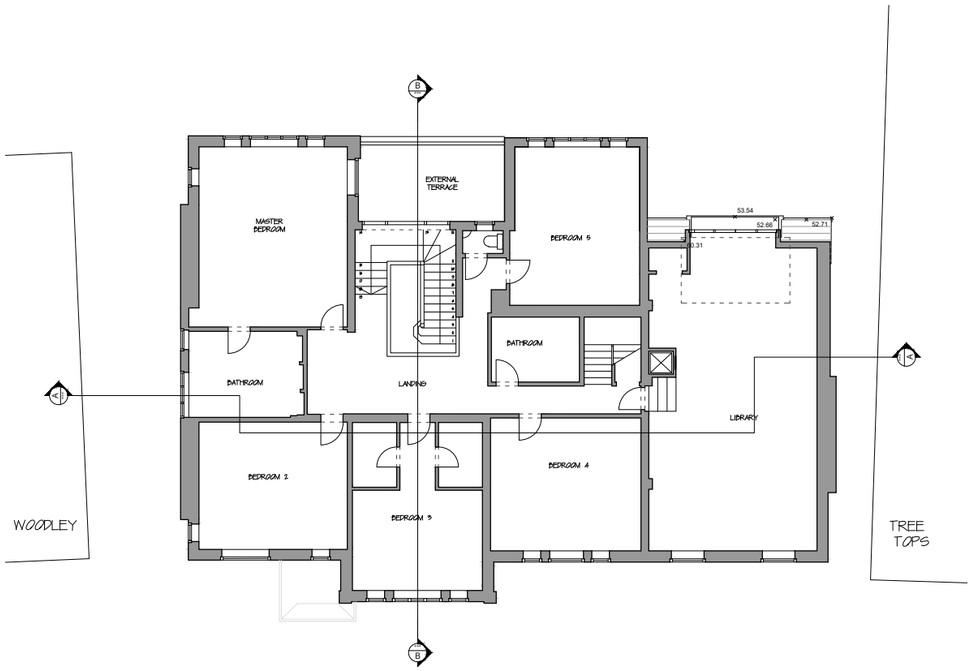
Site Boundary

N

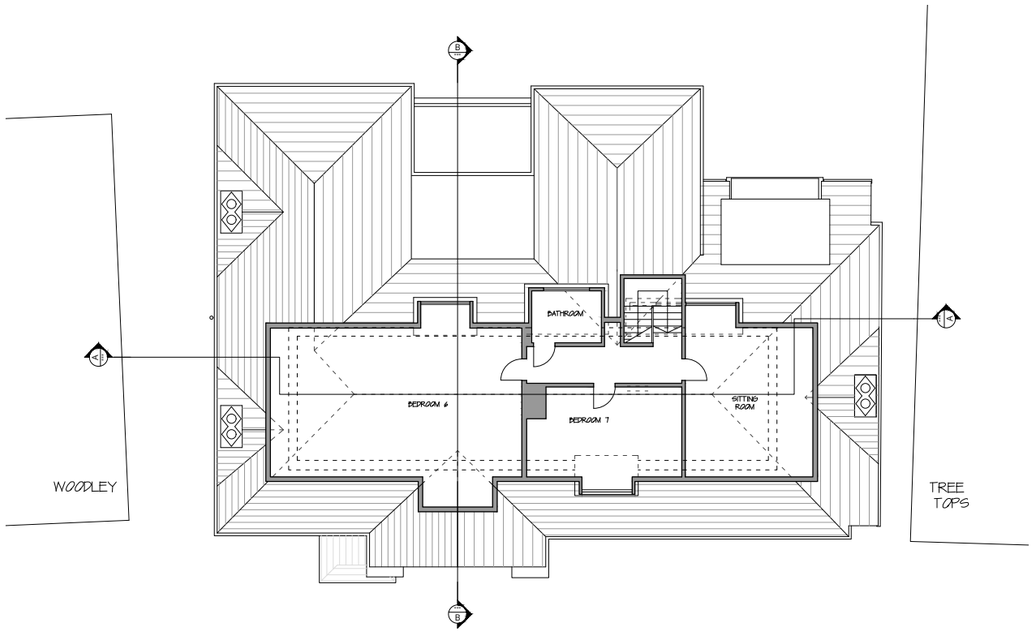
2.2 Existing Plans



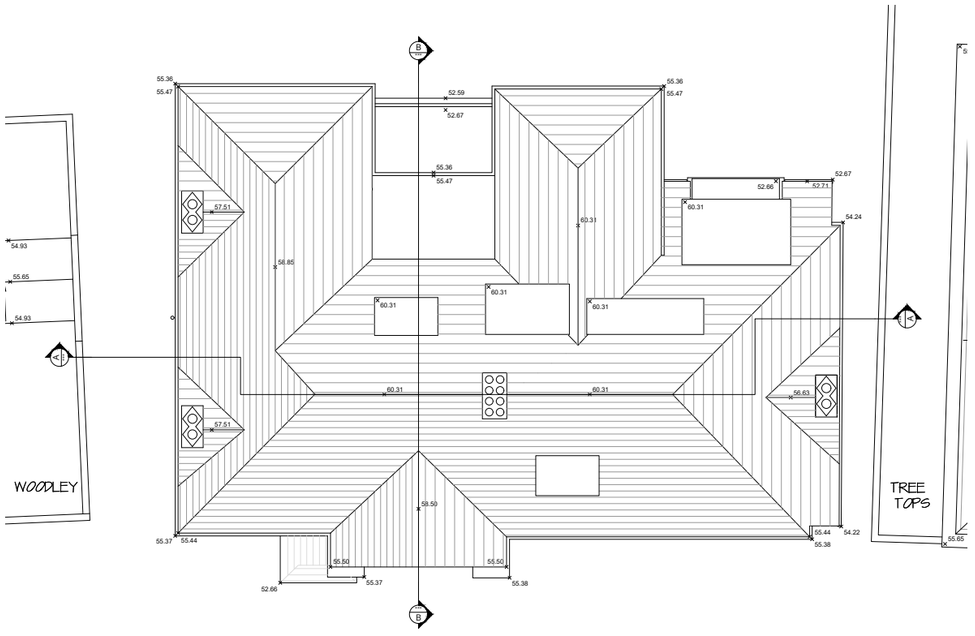
Existing Ground Floor Plan



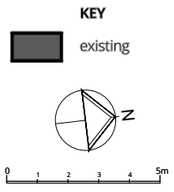
Existing First Floor Plan



Existing Second Floor Plan



Existing Roof Plan



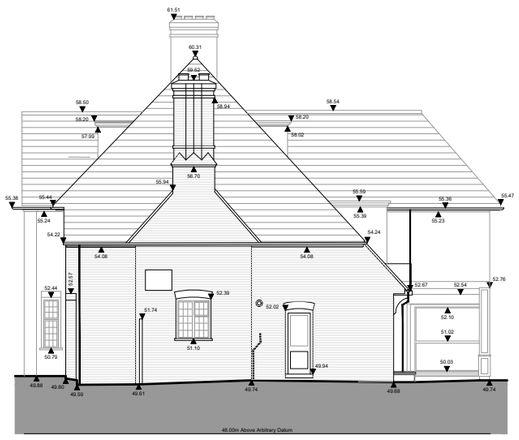
2.3 Existing Elevations



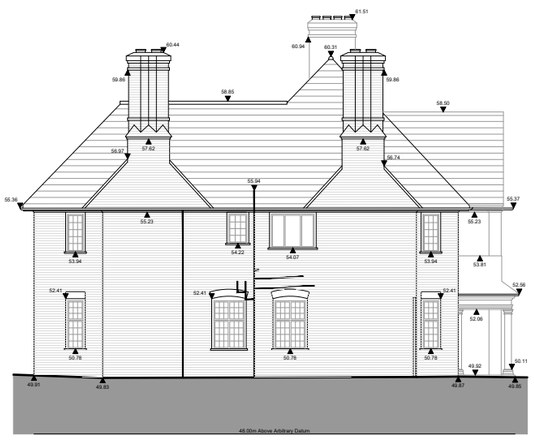
Front Elevation



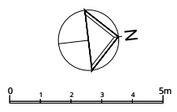
Rear Elevation



Side (North) Elevation



Side (South) Elevation



3

Design Proposal

Derwen, Compton Avenue, London, N6 4LH

3.1 Proposal Summary

Haringey Local Plan DMDPD Policy DM1 states that: "*All development requiring a Design and Access Statement should explain the purpose of the development, demonstrating how the proposal addresses the five principles of the Development Charter set out in Policy DM1, supported by clear drawings and images as appropriate.*"

Standard And Quality of Residential Accommodation

With regards to the standard and quality of residential accommodation, London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The Pre-Application Advice acknowledges that:
"Evidently, the proposed new dwelling would provide a satisfactory standard of accommodation for future occupants that would exceed London Plan standards."

Impact on Neighbouring Amenity

The Pre-Application Advice acknowledges that:
"The development follows a very similar scale and massing to the previously approved scheme and would not give rise to an unacceptable impact on daylighting and outlook conditions for the occupants of Tree Tops or Woodley. As with the previous proposal, a large expanse of rear first floor balcony is proposed either side of a central projection. The previous scheme included obscure glazed privacy screens at first and second floor rear level, but these are not shown on the current proposed plans. Any formal submission would need to demonstrate that it would not result in an unacceptable impact on privacy conditions for neighbouring occupants. This would include the placement of side windows needing consideration to ensure that privacy conditions of future occupants and neighbouring occupants are considered."

The terrace at roof level is omitted from the current proposed scheme, and a gable with a Juliette balcony is instead proposed which would address concerns of overlooking to neighbouring properties.

Design Intent

The current proposals are for the retention and modifications to the front and side facades, the erection of a two-storey rear extension, extended crown roof to include attic accommodation and a new basement construction beneath the property with associated landscaping works.

This design proposal follows several earlier planning applications for partial demolition of the existing building, retention of the front façade and erection of a new two storey house with enlarged rear envelope, granted most recently in 2017 (ref: HGY/2016/3876) and in earlier applications submitted in 2014 and 2012.

Essentially, ***the new proposal follows the principles established with the previously consented schemes in relation to the general sitting of the house, the proposed height, mass, bulk and access. The current proposal seeks to retain substantially more of the existing building fabric than the earlier permitted schemes.***

The Pre-Application Advice acknowledges that: "The proposed development would follow nearly the same footprint as the previously approved dwellinghouse from 2016, with the exception that a large two storey rear projecting gable is proposed. An extended crown roof is proposed to include attic accommodation... An increased amount of fenestration is proposed at ground and first floor level on the flank south elevation. More of the existing building fabric would be retained in the proposed scheme however, with the side facades being retained. "

We consider that the original 'Quennell' style house contributes positively to the character of the area, and we understand the importance of retaining and adapting parts of the existing building fabric where possible. In terms of reducing carbon, the possibility of sensitively altering or retrofitting buildings should always be strongly considered before full demolition is proposed. **Careful design consideration has been given to resolve the need to sensitively respect and preserve the property's character, materiality, appearance and configuration with the opportunity to provide enhanced living accommodation conducive to modern family living.**

We acknowledge that in the previously approved planning applications, whilst the retention of the front facade may address the issue about the loss of the building totally and its detrimental impact on the conservation area, it presents itself with another issue of retaining the front only, thereby losing the architectural integrity of the whole building.

The new proposed scheme considers the building as a whole and its contribution to the conservation area. By retaining the front and side facades and chimneys the overall appearance of the property will remain similar to the existing when viewed from Compton Avenue. The rendered elevation drawing illustrates this point.

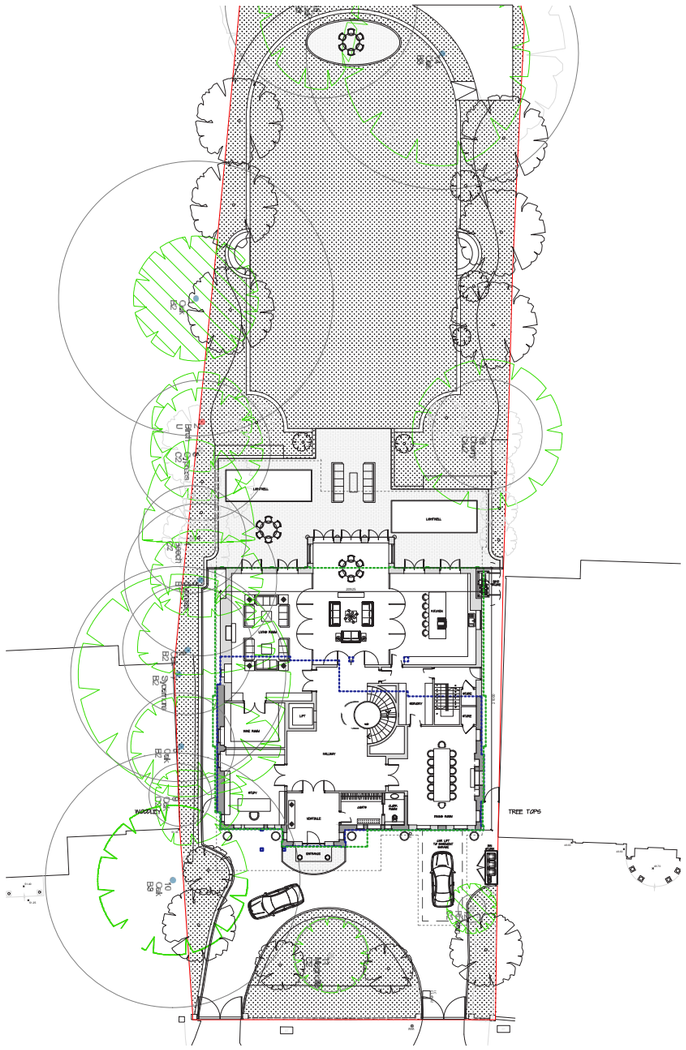
The rear of the property has already been modified with various interventions and extensions over the years which have eroded the architectural quality of the rear façade. The newly proposed extension to the rear of the property has been designed with reference to precedent studies of Quennell buildings in the local area, including 14 Templewood Avenue and 24 Heath Drive. We aim to sensitively and harmoniously unite the old and new elements of the building fabric.

The existing ridge and eaves heights of the original roof form are to be followed in the extended part of the roof toward the rear of the property. It is proposed to raise the eaves to the northern side elevation to match the front and south side of the existing roof to allow for a more symmetrical appearance to the proposed rear extension.

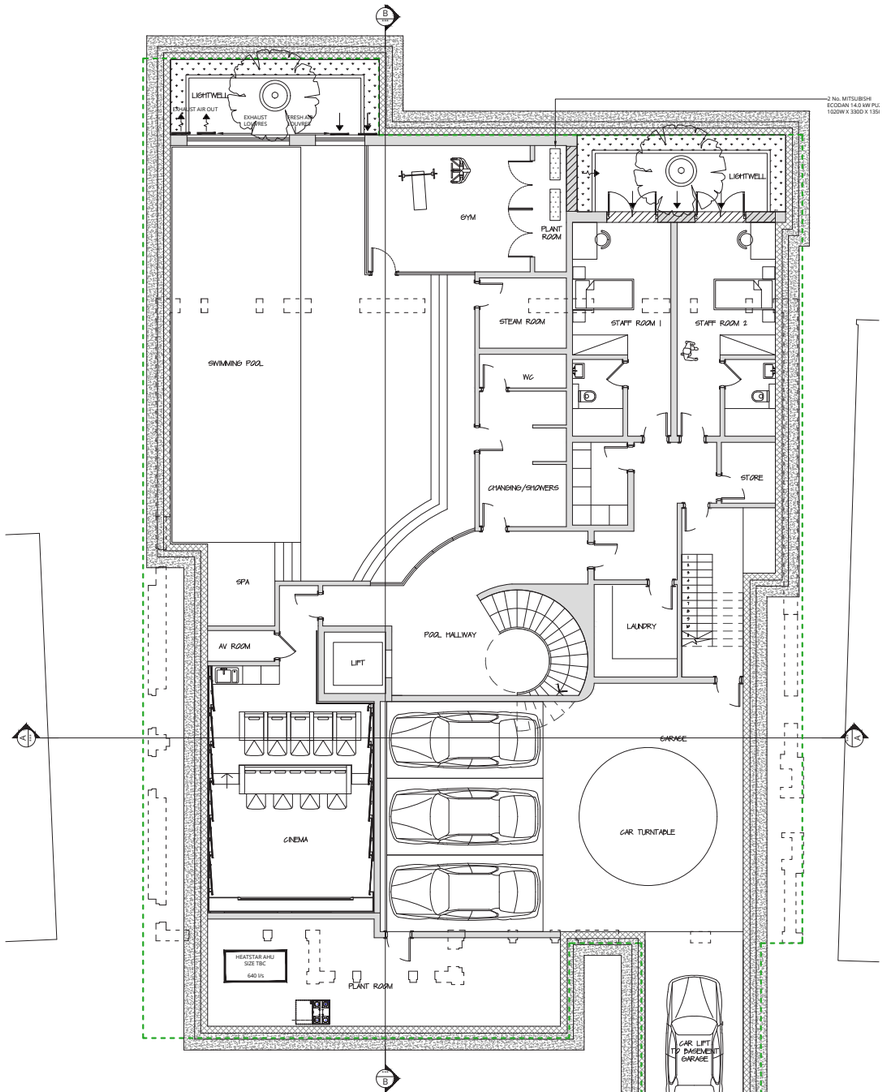
In respect of scale and footprint, the new proposal will match the previously consented scheme. The general arrangement, including the proposed basement construction, reflects the consented scheme principles and sets the proposed height, mass, and bulk within the established perimeters.
Both front and rear gardens will be retained, largely in their present form, maintaining the current setting, in particular when viewed from the Compton Avenue.

The Pre-Application Advice states that: "The revised scheme for Derwen in Compton Avenue appears architecturally well composed and strives to reinforce the architectural quality of the host building consistently with the best design examples from CBH Quennel. This is a more heritage-sensitive, and better designed scheme than the approved 2016 design.This design proposal promises to deliver an elegantly distinctive building that reflects the original site arrangements and layout of the site, including retention of the spatial relationship between the house and its front and rear gardens. This design proposal to retain the front and side elevations of the existing building and to extend it at the back is supported in principle from the heritage conservation perspective."

3.2 Proposed Plans



PROPOSED SITE PLAN
- Refer to Landscaping Plan by Cow



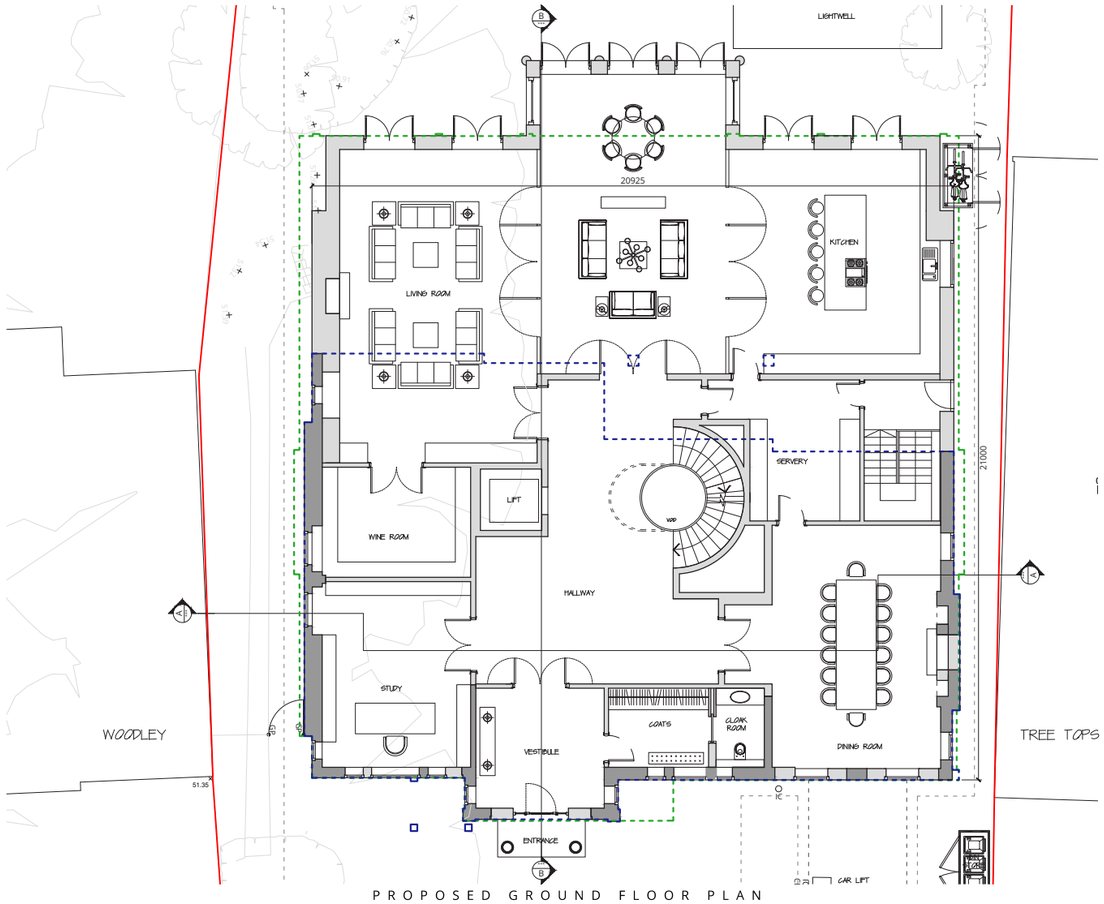
PROPOSED BASEMENT LAYOUT

KEY
- existing
- outline of existing
- previously permitted ref: HGY/2016/3876
- proposed

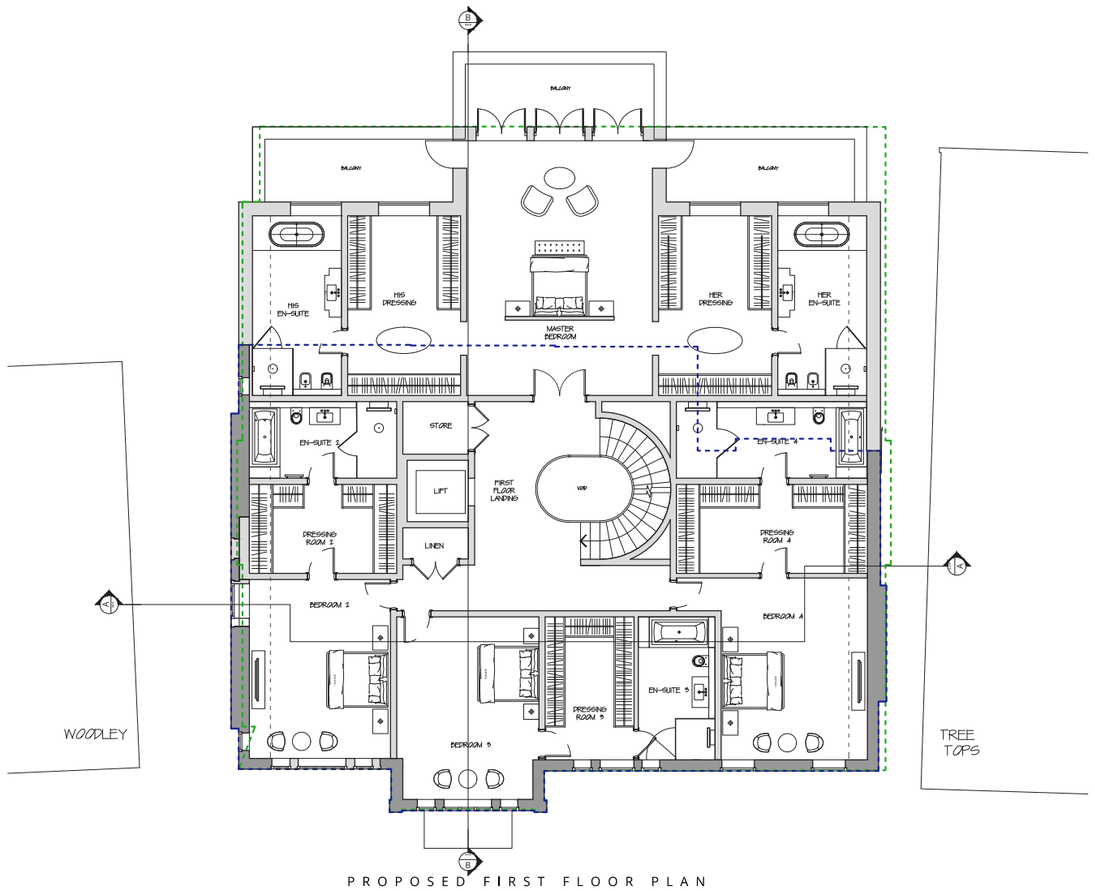
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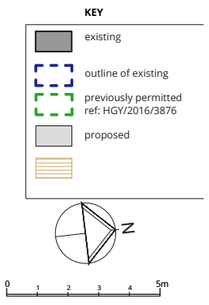
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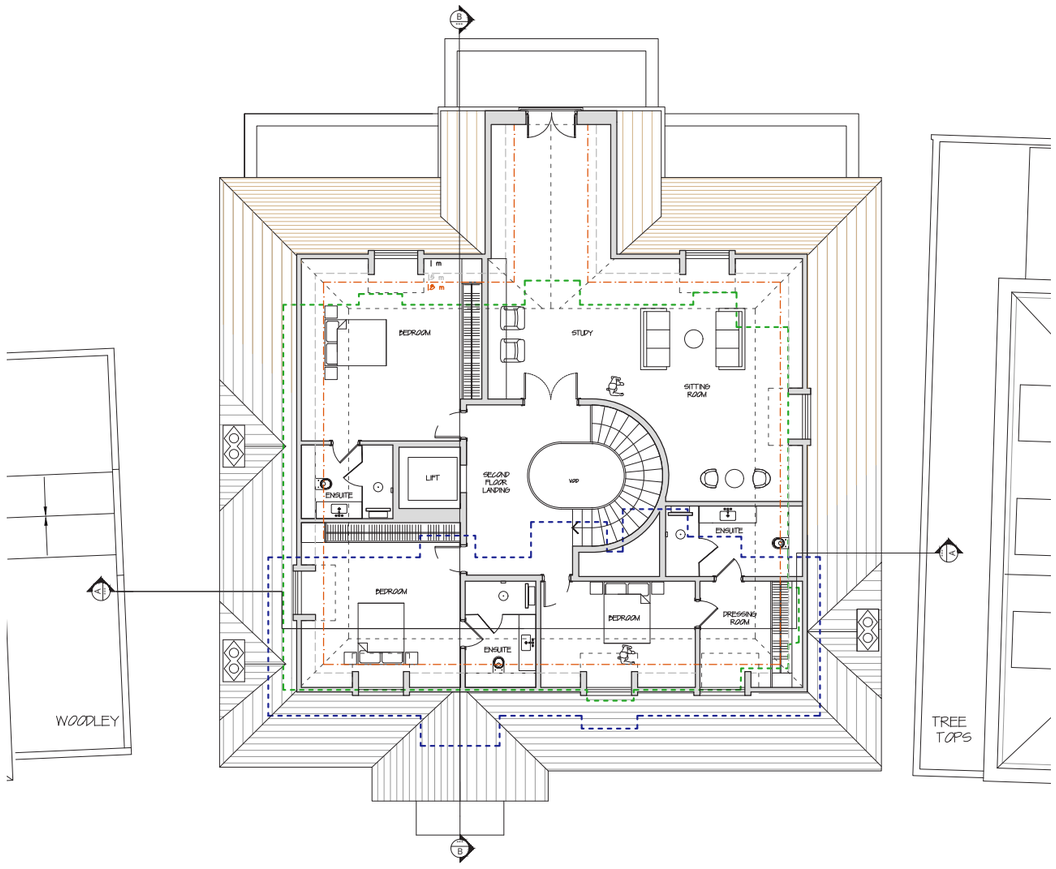
PROPOSED GROUND FLOOR PLAN



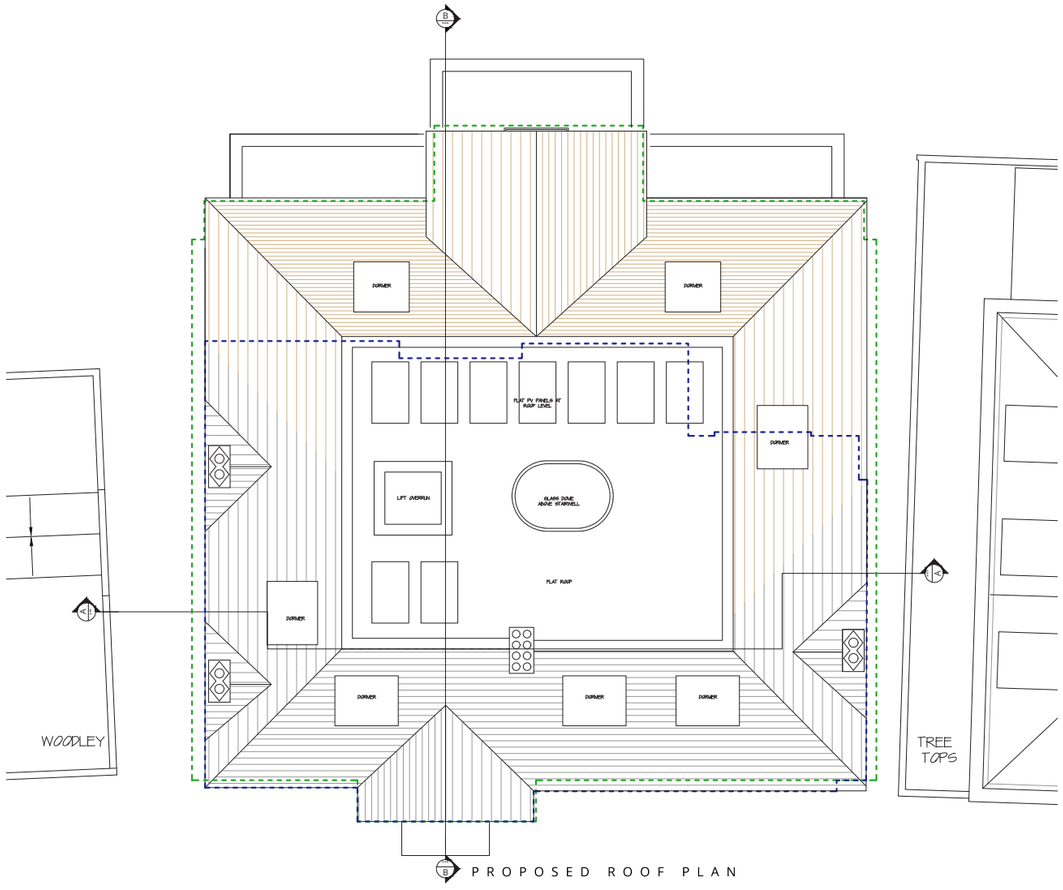
PROPOSED FIRST FLOOR PLAN



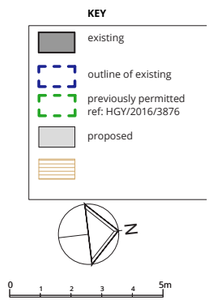
3.2 Proposed Plans



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



3.3 Proposed Front Elevation

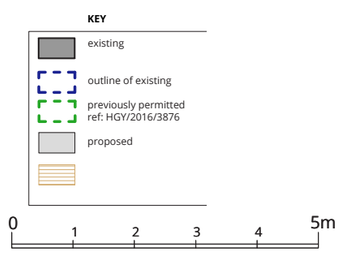
It is proposed to **retain the original front façade** and sensitively modify the existing form and fabric, including **alterations to the fenestration arrangement** to suit the updated internal layout. It is proposed to **raise the eaves to the northern side elevation** to match the front and south side of the existing roof to allow a more symmetrical appearance. Please refer to the existing and proposed front elevations below for a comparison.

A **new entrance portico** is proposed to be positioned centrally on the front gable, designed in a style similar to 24 Heath Drive, Hampstead, which was designed by Quennell in 1907. The **new timber white painted portico and new timber panelled entrance door with glazed fanlight and side glazing** would replicate the Arts and Crafts style typical of Quennell. Permission has previously been granted for the relocation of the front door.

It is proposed to **replace the existing garage doors with two windows** to the front dining room as per the previously approved application (ref: HGY/2016/3876). We also propose to **raise the sill height of the two right side first floor windows due to the raise of the internal floor level. Replacement windows are also proposed to the left-hand side of the gable where the original doorway is to be removed** therefore to create symmetry on each side of the gable. The new windows and door would match the existing in terms of size, proportion, and detailing.

The existing dormer window in the front roof slope would be repositioned higher to suit the revised internal levels and two additional dormer windows are proposed. The dormers would match the existing in terms of materiality and detailing.

It is also proposed to **add simple quoining detailing to both sides of the front elevation**, similar to other properties in the area.





Proposed Front Elevation



Existing Front Elevation

3.3 Proposed Front Elevation



Proposed Front Elevation

3.4 Proposed Rear Elevation

The rear of the property has already been modified with various interventions and extensions over the years having altered dormer windows and a two-storey extension from 1973 which have spoilt the architectural quality of the rear elevation.

As per the previously permitted scheme, we are **proposing a remodelled rear envelope extending beyond the original rear elevation but within the extent of the basement** and respecting the rear building lines and the topography of the sloping site.

The rear elevation is considered to reflect the 'classical villa' style rather than being true to the Arts and Crafts original architectural intention. The classical design is informed by precedent studies and in particular the rear elevation of 14 Templewood Avenue, Hampstead, designed by Quennell between 1910-11. **The elevation is symmetrical with a central projecting gable.**

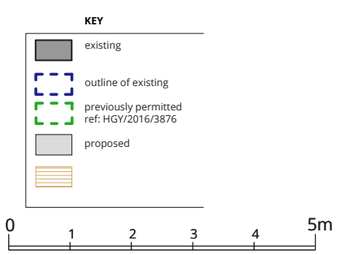
The arrangement of **two proposed new dormer windows** to the rear roof slope would help regularise the existing configuration of dormer windows which have been added or altered over the years. **The roof terrace at roof level is omitted from the current proposed scheme, and a gable with a Juliette balcony is instead proposed** which would address concerns of overlooking to neighbouring properties.



Proposed Rear Elevation



Existing Rear Elevation



3.4 Proposed Rear Elevation



Proposed Rear Elevation

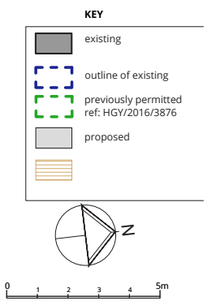
3.5 Proposed Basement

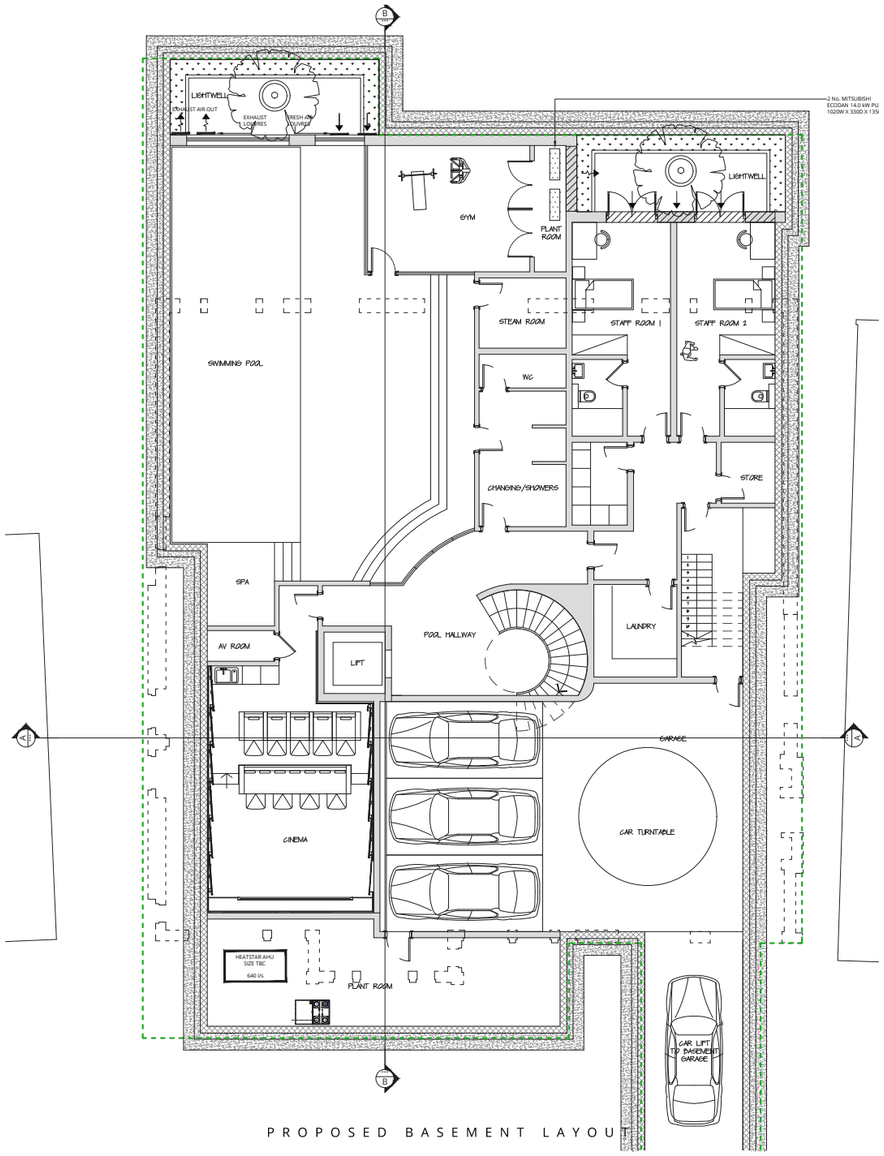
As part of the proposed replacement dwelling, we **propose the construction of a basement**. This would extend from the front of the new building, past the rear building line of the extended dwelling and into the rear garden.

The Pre-Application Advice refers to the "Council's specific policy on Basement Development, DPD policy DM18, which requires proposals to demonstrate that they will not adversely affect the structural stability of neighbouring buildings; do not increase flood risk to nearby properties; avoids harm to the established character of the surrounding area and to not adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 ('Managing and reducing flood risk') also outlines the requirement of new development to manage and reduce surface water runoff.

Policy DH7 of the Highgate Neighbourhood Plan (2017) is equally relevant and requires impact assessments to be submitted with basement development where there is evidence that there may be problems with drainage or flooding and to show there is no adverse effect from such development on the structural stability of adjacent properties or associated potential damage. It specifically talks about there being no possibility of irreparable damage to the local water regime both in terms of ground water diversion and surface water flooding and that construction should not be allowed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.

A detailed Basement Impact Assessment (BIA) has been prepared in support of the application, prepared in line with Camden's guidance noted in CPG4 introduced in early 2011 (Camden geological, hydrogeological and hydrological study).





3.6 Areas

Scale and Bulk

The proposed development would result in a net increase in floorspace on site of 994m2 and therefore the scheme would be classed in the minor category of planning application.

The new proposal follows the principles established with the previously consented schemes in relation to the general sitting of the house, the proposed height, scale and bulk. **A new basement is proposed, which will not change the appearance of the visible scale and bulk of the existing building.**
We have referenced Policy D13: Residential Extensions during the design process. The Policy states that the Council will support extensions and alterations to existing residential building where this maintains or improves the character of the area and does not result in harm to the amenity of neighbouring residents, existing and future occupiers, and the built and natural environment.

Design should respect the character, setting, context and the form and scale of the existing building and any neighbouring buildings, including the quality and size of gardens. Proposed extensions must not overdevelop the site.

The amenity of the occupiers of adjacent properties should not be unacceptably prejudiced with harm to neighbouring residents minimised including loss of daylight/sunlight, loss of outlook or by creating an unacceptable sense of enclosure. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and associated guidance.

Extensions should not harm the character and amenity of private spaces, including rear gardens, and should not harm existing natural habitats or trees.

The proposed enlarged rear envelope would extend further into the rear garden with the excavation of a basement floor beneath the footprint with lightwells to the rear. As part of the basement development a car lift, flush with the surface of the access drive will be installed. The proposed basement is designed within the footprint of the previously approved scheme.

Haringey's Draft Local Plan: Policy D14:

Basements and Lightwells states that the Council will only support basement development where it is demonstrated that the proposal would not cause unacceptable harm to:
(1) the stability or bearing capacity of the site and adjacent land, including buildings, infrastructure and trees.
(2) the water environment, including water drainage, ground permeability, run-off and flood risk.
(3) the recognised character and amenity of the area, including architectural character and gardens and nearby trees.
(4) levels of amenity for adjoining properties by reason of noise or increased levels of internal or external activity.
(5) biodiversity values, taking account of the need to maintain adequate soil depth for preservation of landscaping consistent with neighbouring properties; or
(6) the significance of heritage assets.

We have complied with Haringey's Draft Local Plan: Policy D14: Basements and Lightwells during the design process to ensure that the proposed basement development of existing house will:

- ***Comprises of only one storey.***
- ***Is not built under an existing basement (there is no existing basement on the site).***
- ***Does not exceed 50% of each garden within the property.***
- ***Is less than 1.5 times the footprint of the host building in area.***
- ***Extends into the rear garden no further than 50% of the depth of the host building measured from the principal rear elevation.***
- ***Does not extend into or underneath the garden further than 50% of the depth of the garden.***
- ***Is set back from neighbouring property boundaries where it extends beyond the footprint of the host building.***
- ***Avoids the loss of garden space and protect trees consistent with Policy G6; and not include habitable rooms or other sensitive uses in areas prone to flooding.***

PLANNING Schedule of Areas

2531 - Derwen, Compton Avenue, London N6 4LH
Single Dwelling

Existing areas	**Gross internal**	
Ground Floor	228.0 m²	2,453 sq ft
First Floor	240.0 m²	2,582 sq ft
Second Floor	98.0 m²	1,054 sq ft
Total existing:	**566.0 m²**	**6,090 sq ft**
Proposed areas	**Gross internal**	
Basement	544.0 m²	5,853 sq ft
Ground Floor	420.0 m²	4,519 sq ft
First Floor	376.0 m²	4,046 sq ft
Second Floor (1.5m +)	220.0 m²	2,367 sq ft
Total proposed:	**1560.0 m²**	**16,786 sq ft**
Total gain:	994.0 m²	10,695 sq ft

3.7 Design Development

3.6.1 Detailed Design & Materials

The Pre-Application Advice recommends that a heritage assessment and detailed design and access statement should be submitted alongside any formal submission which sets out the approach taken to the design of the development, with details on the approach to the proposed materials, and detailing of the façade.

Local Plan 2017 Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance and to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan 2021 Policies D3 and D4.

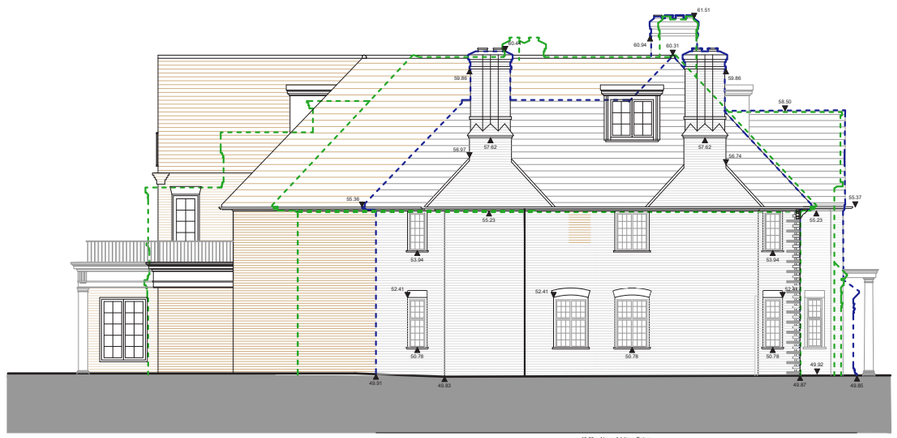
The proposed rear extension and any required brick infill to the retained front and side facades would be in matching high quality brick material with coursing and pattern to match the original building. Handmade clay roof tiles are proposed to match the existing. The proposed fenestration at the front of the property would replicate the existing windows and doors in terms of proportion, glazing divisions and overall style to ensure the front elevation remains sympathetic to the original design.

3.6.2 Impact on The Amenity of Adjoining Occupiers

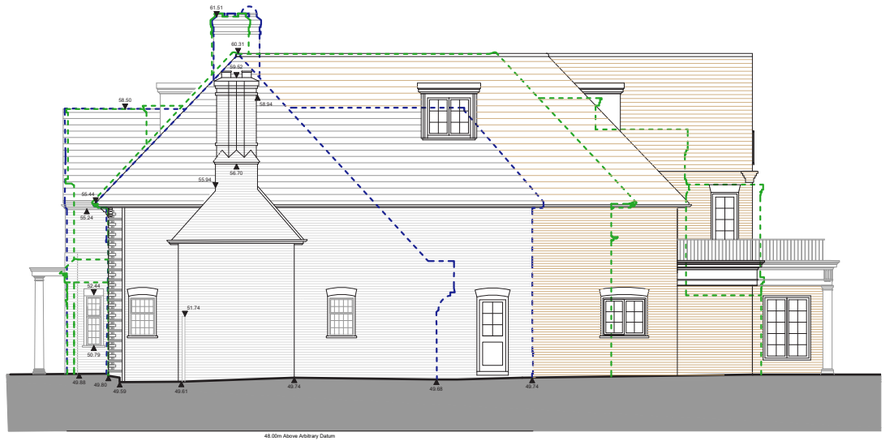
The London Plan 2016 Policy D3 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Development should not have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

The proposal will involve the creation of first floor balconies either side of a central projection within the rear elevation. The mature landscaping along the side boundaries will help screen the balconies to avoid harmful overlooking or loss of privacy to neighbouring properties.

Regarding impact on trees, the new proposal is designed with reference to the Arboricultural Impact Assessment Report prepared by Adam Hollis of Landmark Trees, submitted with the 2017 permitted application. The footprint of the extensions above and below ground fully reflects the consented scheme principles and sets the proposed dimensions within the established perimeters. A new Arboricultural Impact Assessment Report is included in this application.



PROPOSED SIDE (SOUTH) ELEVATION



PROPOSED SIDE (NORTH) ELEVATION

3.7 Design Development

3.6.3 Energy and Sustainability

"Local Plan Policy SP4 outlines that the Council will promote measures to reduce carbon emissions and energy use from new buildings during design, construction and occupation. This policy requires all new residential development from 2016 onwards to be zero carbon. DM DPD Policy DM21 notes that all new development should implement sustainable design, layout and construction techniques.

The energy hierarchy and cooling hierarchy should be applied to new developments.
Building materials used should have high environmental performance ratings.
Adverse impacts on the urban heat island should be minimised through design, layout, orientation, materials and the incorporation of green infrastructure, in line with London Plan Policy SI4.

The pre-application advice recommended that any future planning application must be supported by an Energy Report that meets the requirements of the Haringey Planning Application Validation Checklist, in addition to a sustainability statement. The development should also be accompanied by a completed DEFRA biodiversity metric for pre and post development to demonstrate the impact of the proposal on biodiversity value, and a draft plan to demonstrate how a 10% uplift in biodiversity value will be achieved either on or off-site."

Haringey's Draft Local Plan Chapter 18:
Design sets out objectives for Zero Carbon in Section 18.17 stating that proposals must take an ambitious and holistic approach to minimising carbon emissions that is embedded into the design process from the very earliest stages, in accordance with Haringey's Climate Emergency & Buildings policies. Proposals should embrace 'zero carbon design' from the outset to ensure that every available opportunity to reduce the carbon footprint of the development is taken, rather than providing a sustainability strategy that is 'added-on' after designs have been developed.

In terms of sustainability, the proposed extension and refurbishment works would improve the U Values of the building fabric. Haringey's Climate Change Action Plan sets out a Route Map for a Net Zero Carbon including an overall objective to achieve an EPC B on average in all in domestic buildings by 2041 The current EPC rating of the existing property is F so the refurbishment works will help achieve the Council's objective.

The proposed works would be carried out to comply with Approved Document Part L - Volume 1: Conservation of fuel and power in dwellings, L1 Conservation of fuel and power, limiting heat losses and gains from building services.

Any existing thermal elements that are being renovated, including the retained front façade, should be thermally improved so they do not exceed the U-values given in Approved Document Part L.

Any new thermal elements constructed as part of the extension or alterations works, including the proposed mansard roof and replacement windows and doors, should not exceed the U-values given in Approved Document Part L.

During the design process we have established where carbon can be minimised leading to a smarter, greener building. In terms of Circular Economy, the reuse of existing materials such as reclaimed clay roof tiles could be used for the roof extension.

3.6.4 Parking
The proposed scheme as a single dwelling would provide 3 parking spaces in the basement accessed by a car lift, in line with the previously approved scheme. This level of off-street parking provision would be acceptable.

The property falls into PTAL 1B with maximum parking provision: Up to 1.5 spaces per dwelling with more than 3 bedrooms. The property will include 3 parking spaces in line with the previously approved scheme and infrastructure for electric or ultra-low emission vehicles in the front garden in line with Policy T6 .1 Residential parking.

3.6.5 Pedestrian & Vehicular Access

The pedestrian access from Compton Avenue will remain as existing, with an altered entrance into the house via the proposed new entrance portico.

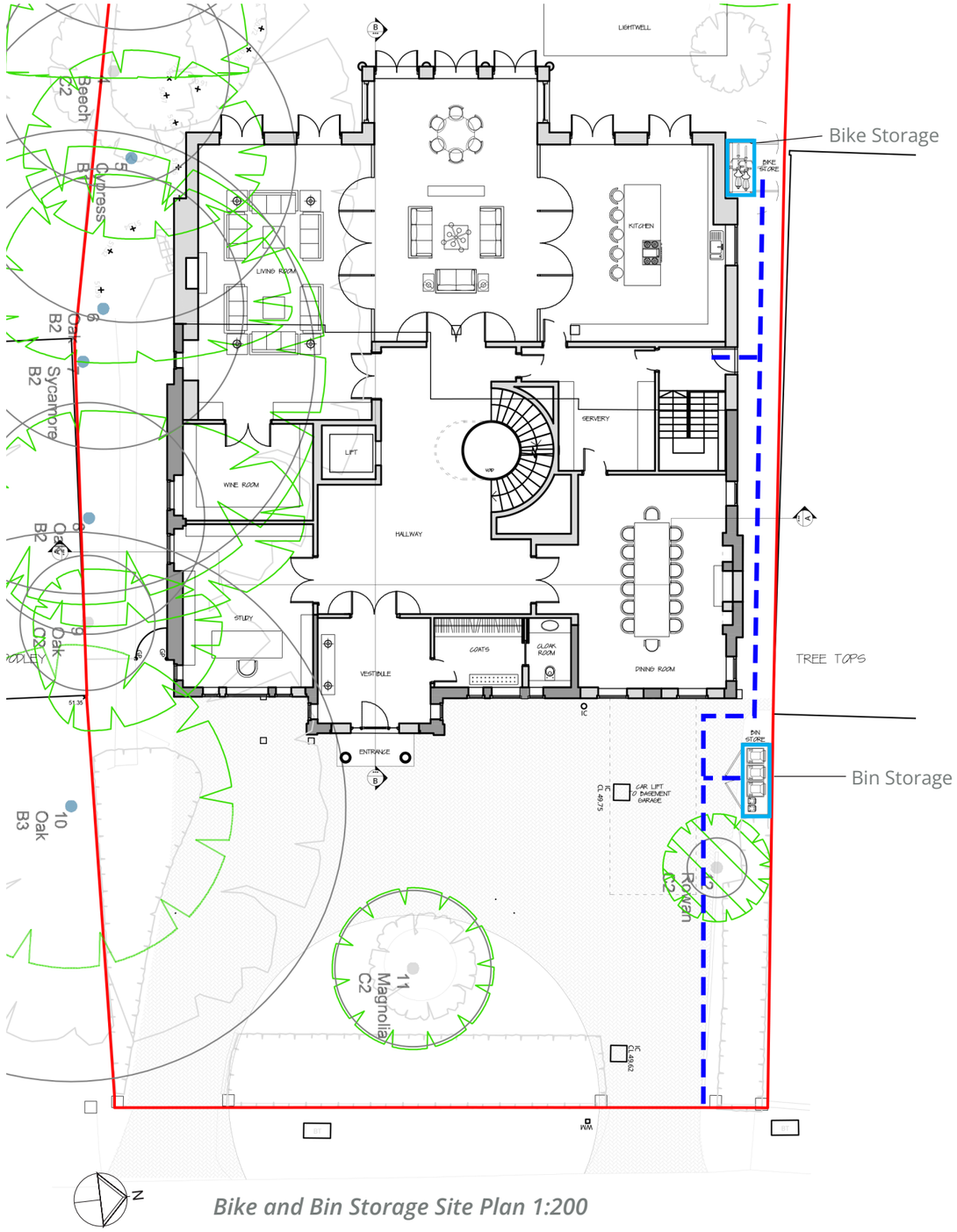
The application site is situated on a private road (Compton Avenue) accessed from Hampstead Lane with limited numbers of vehicle movements. The street is private, barrier-controlled, gated residential enclave adjacent to Highgate Golf Club with 24-hour security.

The existing vehicle crossovers to the Compton Avenue frontage will be retained enabling access for cars off the highway for parking on the site including in the new basement floor via car lift.

Car lift dimensions: 7.2m length x 3.2m width while the car parking spaces dimensions are 5.1m length and 2.5m width. The car lift is sufficient to fit the cars that will be parked at basement level. Provisions in the event of the car lift failing include manual lowering valve and an internal emergency alarm. Alternative area for car parking purposes can be used at the front driveaway of the property or the side of the road with permission.

Deliveries and service vehicles typically need pre-arranged site contact, visitor clearance, or security notification prior to arrival. Quick parcel drop-offs or unloading heavy goods, security will generally allow you to pull up briefly outside the designated estate, provided someone stays with the vehicle at all times and the vehicle is not blocking the flow of traffic or a resident's driveway. Otherwise, servicing and delivering should use the private driveway of the property. The driveway can also be used as a turning point for vehicles delivering at the property.

3.7 Design Development



Bike and Bin Storage Site Plan 1:200

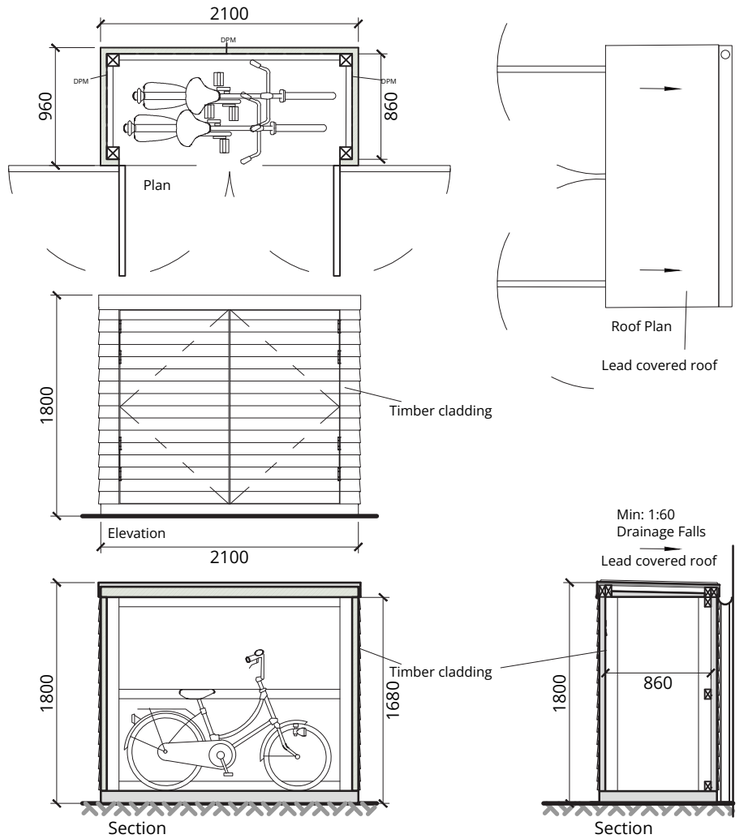
3.6.6 Waste and Refuse Storage

According to Haringey Waste Management guidance, waste storage and recycling bins will be provided in kitchen units. Refuse will periodically be taken out by occupants from the kitchen to the proposed bin store (located at the existing bin area) for collection.

Waste and recycling store minimum capacity (Policy 1.1.1):

- 240 Litres Refuse allocation per low-rise dwelling with more than 1 bed, when supplied for sole use. (740mm D x 590mm W x 1080mm H)
- 240 Litres Dry mixed recycling allocation per single 2/3 bed dwelling when supplied for sole use. (740mm D x 590mm W x 1080mm H)
- 25 Litres Food waste allocation per dwelling. (350mm D x 300mm W x 360mm H)

Waste and recycling store allows for 3x 240L bins and 2x 25L bins. The bin storage doors are wider than any bins that require to pass through and the roof allows sufficient height to stand freely inside the store. (Policy 3.2)



Bike Storage 1:50

3.6.7 Secure Covered Cycle Storage

Secure and accessible bike storage according to London Plan Policy T5 will be provided at the north side path of the propertyvin a proposed timber garden shed. The proposed cycle store accommodates 1no. Sheffield Hoop, therefore supplying the required number of 2 spaces.

The cycle parking follows 2026 London Plan Support for Housebuilding Policy 2 and LCDS Policy 8.5.3. The purpose-built shelter for long-stay cycle parking is located at the side of the property and it is not directly accessible from the public realm. The gate at the right hand side of the building prevents public access to the side and rear garden (Support for Housebuilding Policy 2). The cycle parking is fully covered, accessible with level access and the path is at least 1.2m wide with the gate opening width approximately 1m which allows enough space for movement (LCDS 8.5.3).

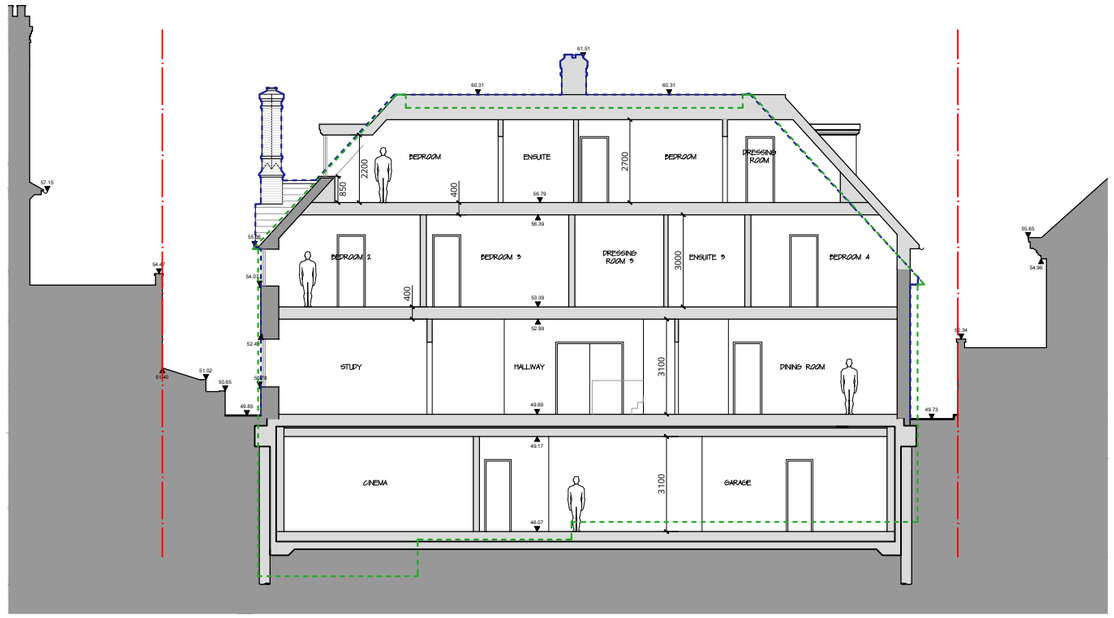
3.8 Summary

The Pre-Application Advice concludes that "The proposal would be acceptable with regards to design and heritage considerations if to be used as a single family dwelling".

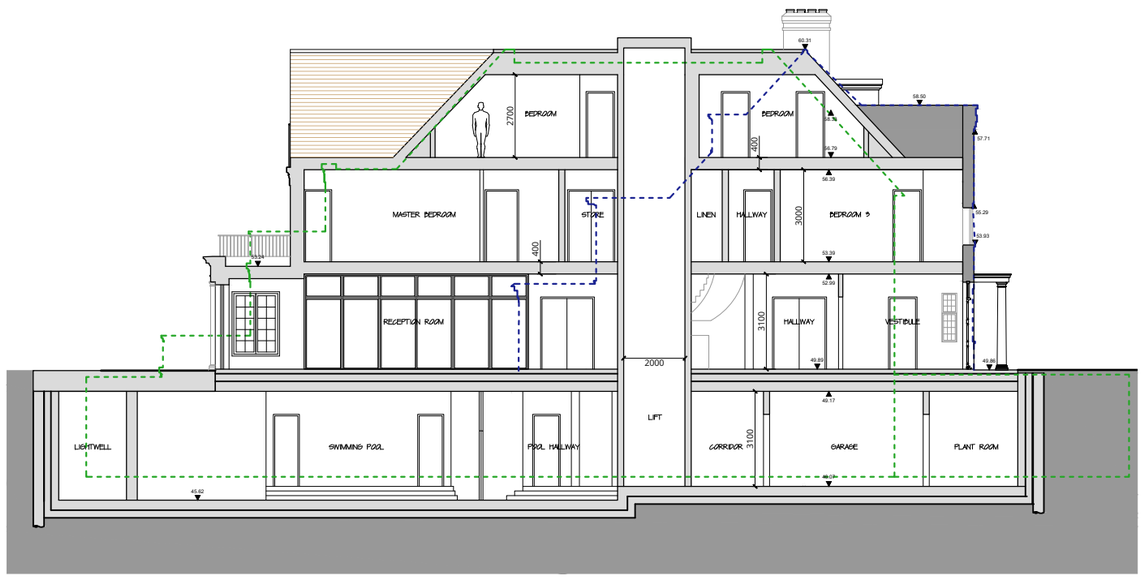
The proposed scheme is conceived and designed by taking a strong reference from the 2017 planning consent. All relevant elements established within the consented scheme have been generally adopted and followed. It is viewed the proposed extension and modification of the house will facilitate a more sustainable and efficient building whilst the proposed retention of front and side façades and the adopted architectural style will assure a strong link with the site's architectural and historical background.

The proposed development will positively contribute to the streetscape and the character and appearance of the surrounding conservation area and adjacent buildings. The design, form and appearance of the proposal will ensure that the amenity of adjoining occupiers will not be harmed.

Careful design consideration has been made to resolve the need to sensitively respect and preserve the property's character, appearance, and configuration with the opportunity to provide enhanced living accommodation conducive to modern family living.



Section A-A



Section B-B