

Application Number:	HGY/2022/4019
Application Type:	Full planning permission
Address:	Land Fronting 86 - 114, Southwood Lane, Hornsey, London, N6 5SY
Proposal:	Repair and partial rebuild of a brick pier and strengthening of a section of the boundary wall facing Southwood Lane and adjacent to Highstone House (60a Jacksons Lane).
Case Officer:	Mark Chan
Valid Date:	07/11/2022
Applicant:	2
Agent:	Mr Andrew Ardill

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is a planning application to repair and partial rebuild a brick pier and strengthening of a section of the boundary wall facing Southwood Lane and adjacent to Highstone House (60a Jacksons Lane).

Site and Surroundings

The application site is located between Highstone House to the south and the Southwood Lane Public highway to the west and comprises a brick pier and wall along with a landscaped sloping area of soil and trees that is adjacent to No. 86 Southwood Lane.

The brick pier is situated on a party wall between Highstone House to the south and the sloping landscaped earth bank. The brick wall faces the Southwood Lane Public Highway to the west and to the east retains the soil of the sloping landscaped bank as well as forming a separating wall further north between the Southwood Lane highway and a service road that provides access to Nos. 86-112 Southwood Lane.

The site sits within the Highgate Conservation Area but is not listed.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

2. Consultation response

Observations from the Highgate Conservation Area Advisory Committee (HCAAC) have been received:

- The relationship between the new reinforced concrete to retaining wall/wall at back of pavement and the party garden wall between Highstone House and the Southwood Hall estate (SHERCO) is precarious.
- The pavement would need to be closed during the works.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of neighbour letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No responses received.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity; and
4. Trees

Principle of the development

It is noted that the site had started to visibly deteriorate where it faced the highway and a structural survey was conducted on the wall and pier. The structural survey identified a number of repairs were needed to the pier and wall. Whilst none of the defects identified required emergency works, the repair works should be carried out as soon as possible given its near a public highway and against a sloping earth bank. As such, this proposal to repair the wall and pier is in principle acceptable subject to the design detailing and other consideration as outlined below.

Design and appearance

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

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. DPD Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

The proposed repair and rebuild works include partial rebuilding of the pier and tying into the adjacent party fence wall, strengthening of the the wall adjacent to the pier, and comprehensive repointing of the entire length of the wall.

Given the important historic and heritage value of the pier and the wall to the locality and the Highgate Conservation Area, the repairs and rebuilding works would be carried out to preserve the character of these heritage structures. The partial rebuilding of the pier involves the careful dismantling of the upper portion of the pier, the rebuilding of the lower facing course of brickwork and the reinstatement of the upper portion of the pier once the lower section is rebuilt. A Lime mortar will be used in keeping with the original design and all anchors and tie rods/helibars will be concealed behind mortar as far as is practicably possible.

It has been identified in the structural survey that the wall adjacent to the pier was leaning out towards the highway at an incline of about 1 in 20 due to its inadequate capacity in resisting the lateral loads from the earth bank behind it, and hence is in need of strengthening. The wall would be strengthened by excavating into the sloping earth bank and providing an additional concrete wall capable of resisting the applied lateral loads. The concrete wall would be hidden behind the sloping earth bank and would not impact the character and appearance of the original wall.

Lastly, the structural survey identified numerous sections of the entire wall had loose or missing mortar and that the issue worse at the base of the wall. It is noted that SHERCO does not own the entire wall but would repoint the sections which its own.

Impact on amenity

London Plan Policy D3 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The purpose of this proposal is to rebuild the pier to its original size and shape and to conceal the concrete retaining wall adjacent to it within the existing landscaped earth bank. The works is not considered to have adverse effects on the amenity and living conditions of nearby residents nor would it impact the access or transport in the locality. The impact on amenity is considered acceptable.

Impact on trees

It is noted that there are several trees nearby that contribute to the leafy character of the area and that the excavation for the concrete retaining wall will be within the root protection area of a large oak tree. The applicant conducted and submitted a tree survey, arboricultural impact assessment, method statement, and tree protection plan. The Council's Tree Officer has reviewed the documents and has no objection to the works provided that the arboricultural method statement, tree protection plan, and hand excavation are conditioned and implemented.

Conclusion

The proposed works are sensitively designed and supported from the conservation and tree preservation standpoints, as per comments provided by the Officers. The proposal is considered

acceptable on the basis that it would comply with policy and would not have a material amenity impact.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby approved shall take place in complete accordance with the Arboricultural Report as prepared by Arbtech, specifically in relation to arboricultural method statement, tree protection plan, use of hand excavation and the rebuilding of the wall on existing foundations; unless the prior written approval of the Local Planning Authority has been sought and obtained.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.