



native north

69 Grove Avenue, London, N10 2AL
Design and Heritage Statement
A3
06 December 2023

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1. OS Map of site 1:1250@A3

1.0 Introduction

The existing site contains a two storey plus loft terraced building which is in use as C3 residential.

The following statement provides commentary in support of carefully considered enhancement to the existing building. This includes –

- 1.1 Replacement single storey rear extension with roof glazing
- 1.2 Addition of a basement
- 1.3 Replacement rear facing dormer
- 1.4 Internal reconfiguration and refurbishment

This statement provides background information relating to the site and describes the proposed development. The property is located in the Vallance Road Conservation Area designated 10 November 2008, but does not have a current adopted appraisal. The site is not subject to Article 4 direction nor is the building nationally or locally listed. The site falls within the Alexandra Park Ward. There is no Neighbourhood Plan for the area nor Design Code.

The property is located within Flood Zone 1 (low probability), and has a Public Transport Accessibility Level (PTAL) rating of 2 which represents a lower level of public transport accessibility. The site is not subject to TPO’s. Mapping extracts are provided overleaf.

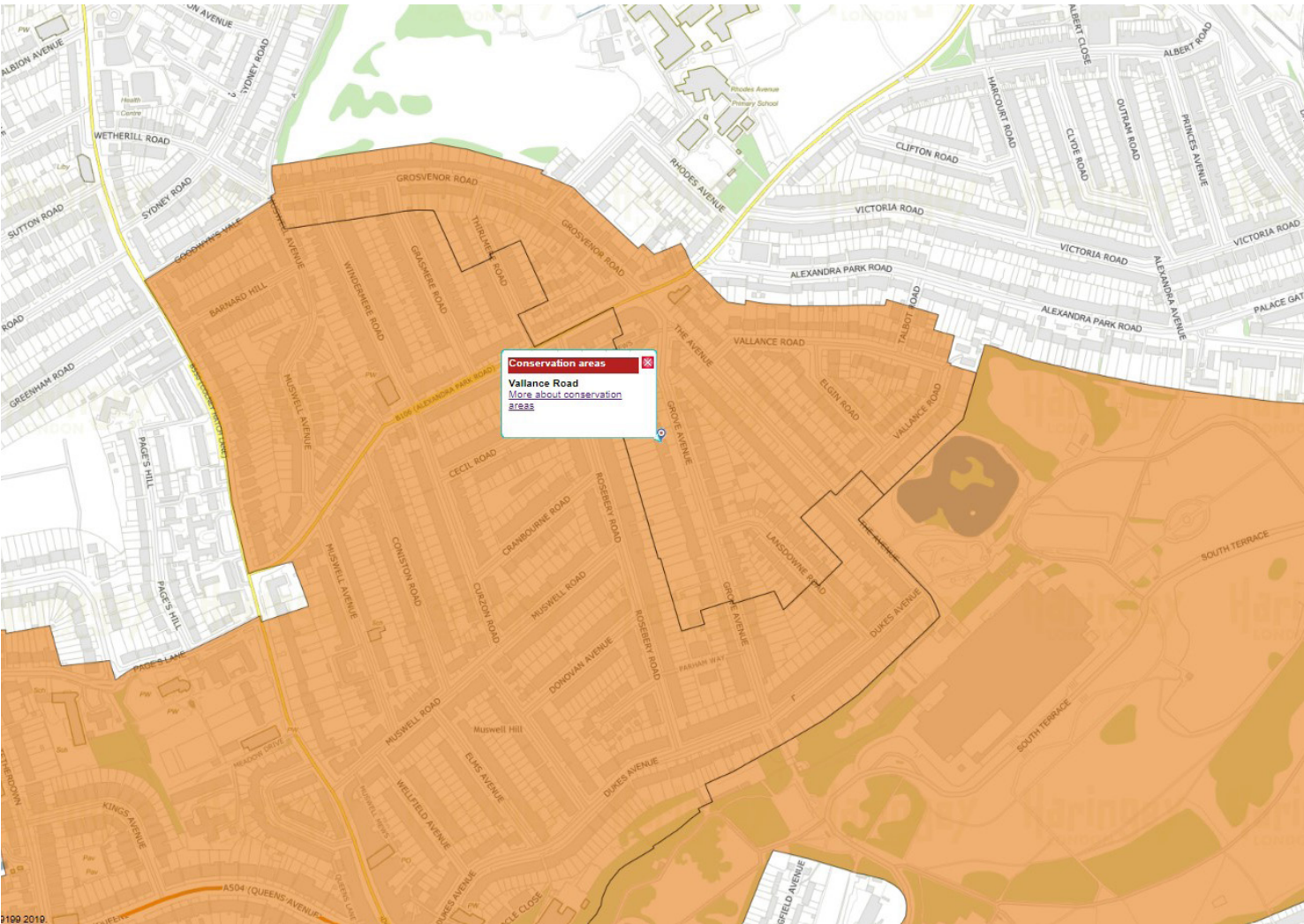
This document should be read in conjunction with the architectural drawings and Basement Impact Assessment.

2.0 Location and Existing Situation

The application site is situated within the London Borough of Haringey, to the North West of the borough. The site is located approximately 0.9miles from Bounds Green underground station (Piccadilly), and 1 mile from both Alexandra Palace and Bowes Park (Great Northern) train stations.

The application site contains an existing terraced two storey building where the properties on both sides of Grove Avenue generally sit in ‘pairs’ elevated from street level. Grove Avenue rises from the lower North end to the higher South end. This sees an approximate step between properties of 1m near No.69. The entire house plot occupies an overall footprint of 759sqm with an existing ground floor footprint of 154sqm, and with a total gross internal area of 277sqm distributed over three floors.

Whilst the properties are terraced, they have the appearance of being semi-detached with connections significantly recessed from the frontage. There is consistency in red brickwork, two storey round window bays terminating in pitched gables and white timber framed windows (now upvc) and projecting front porches. Flank walls are generally finishes in white or off white render. Various properties feature mock tudor timber and render detailing to the front bays and roof gable.



1. Extract from LB Haringey Interactive Conservation Area Map.

The roof profile is generally pitched front to back with side facing dormer. Finishes also vary from rosemary red clay plain tiles to interlocking concrete tiles. The rear of the properties also feature variety where a collection of larger ground floor rear extensions and roof dormers have been added.

The site features a modest front garden. This consists of block paving to form parking, steps to the entrance door and small areas of garden bound by retaining walls to manage the level changes.

The rear garden is significant, rising as it extends some 35m from the rear of the house to the back boundary. The garden is generally bound by timber fencing, with a small paved patio to the rear extension, some informal planting and large central grassed area.

The surrounding area is characterised by residential properties of a similar character built from the mid 1900’s onwards. Private houses are typically two storey with some detached infill properties of varying periods on Grove Avenue and surrounding streets as a result of assumed bomb damage.

2.0 Location and Existing Situation continued

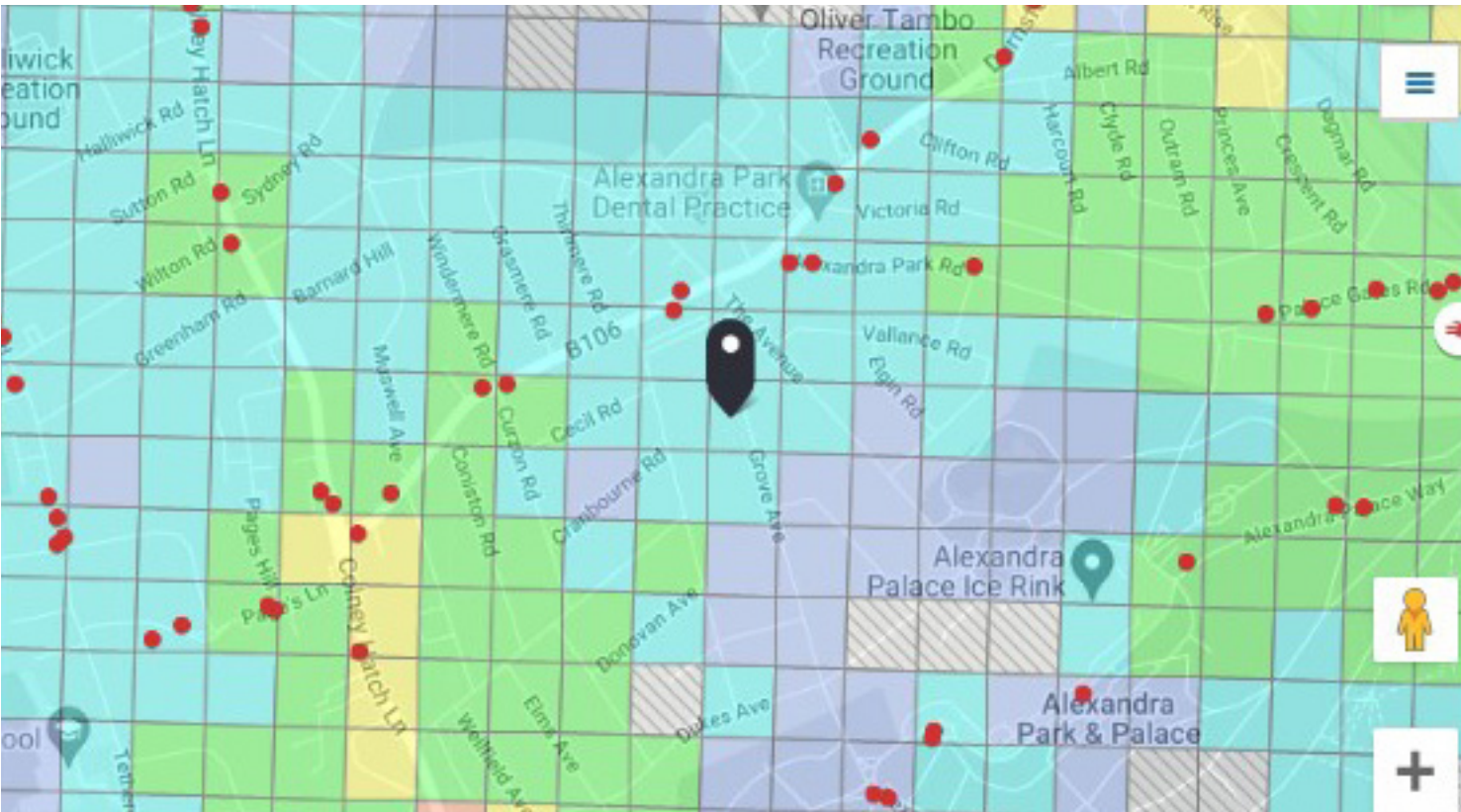
The property has planning history available online with the relevant applications being:

HGY/2012/2461 - Erection of rear single storey extension and conversion of garage to habitable space with new glazed door and rear rooflight (householder application).
Application Permitted 19 April 2018

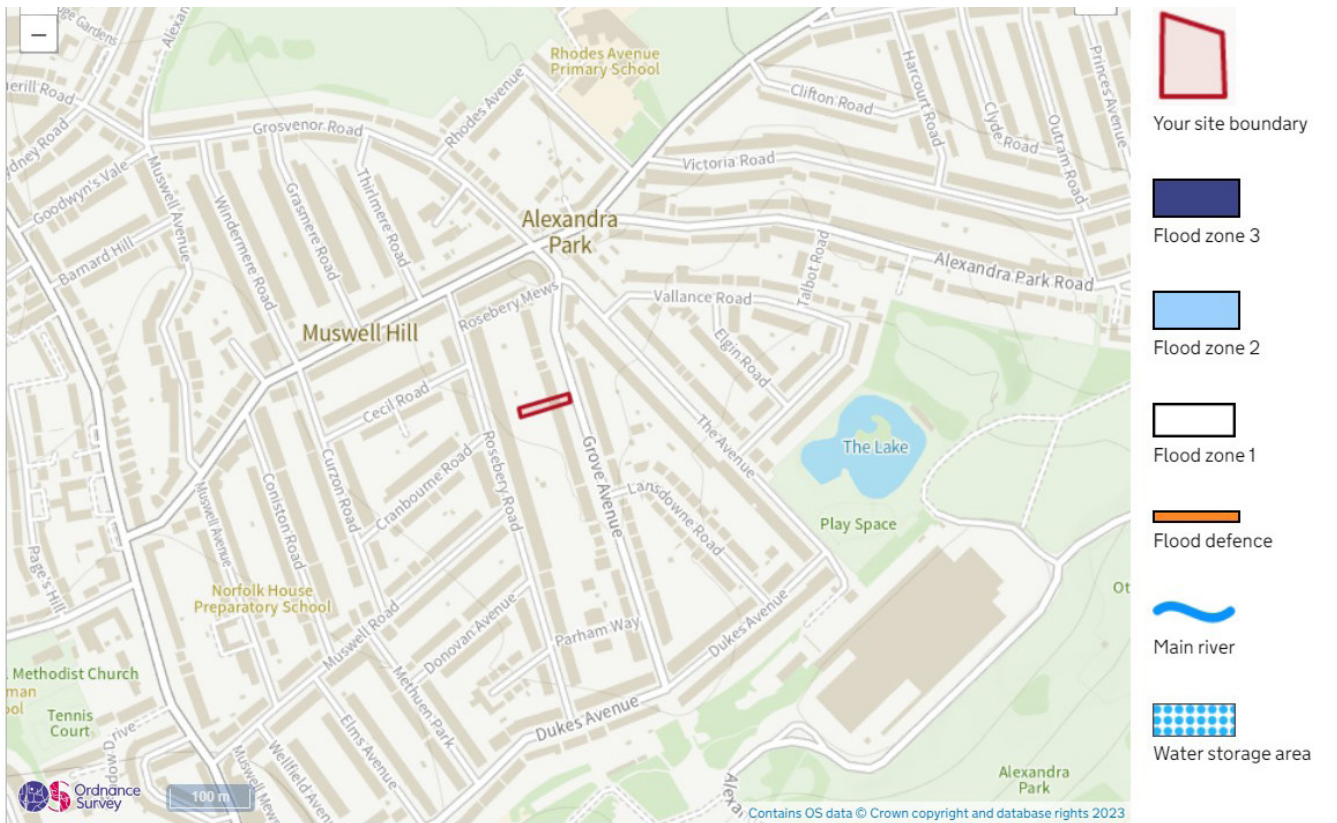
CON/2012/0087 - T1 - Cherry - Fell to ground level.
Application Permitted 12 March 2012

HGY/2007/0239 - Raising of front roof by 100mm.
Application Permitted 21 March 2007

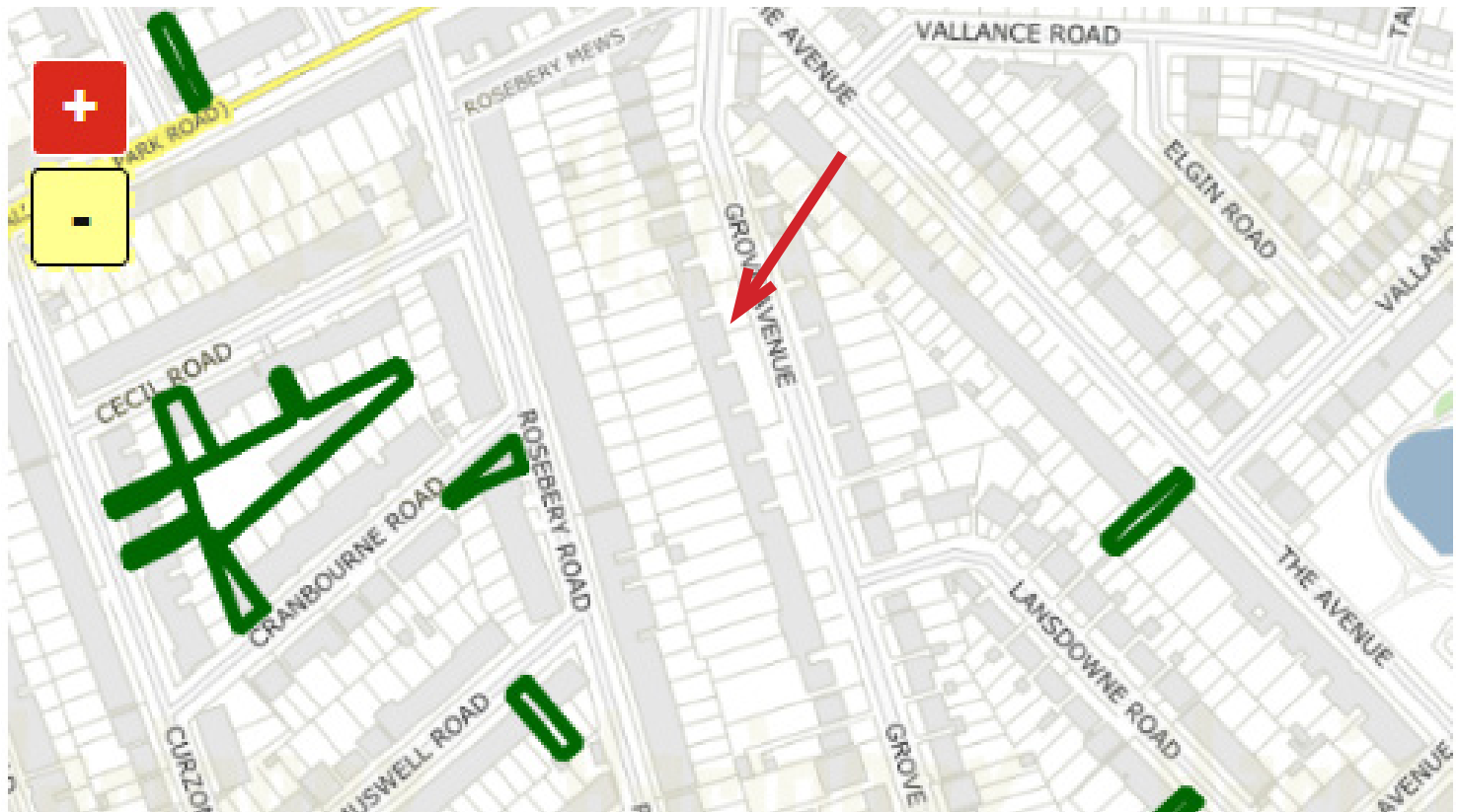
Existing images are overleaf.



2. Extract from TfL PTAL Map.



1. Government – Flood map for planning.



3. Extract from LB Haringey Interactive TPO Map.

3.0 Existing Images



1. Existing rear elevation panoramic viewed from back garden



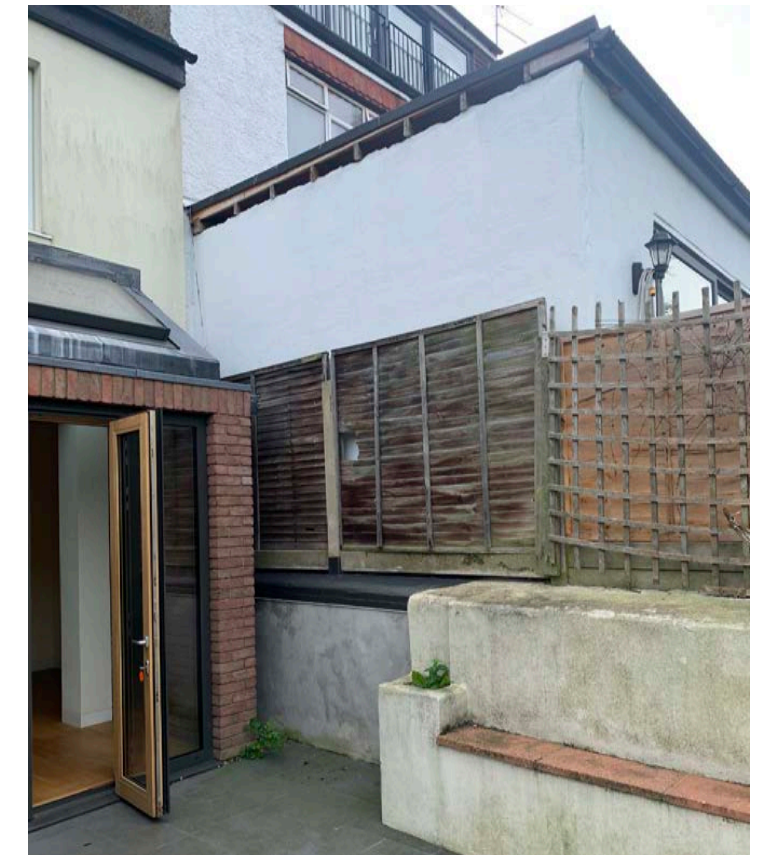
2. Existing front elevation viewed from Grove Avenue



1. View from rear garden of No.69 looking to rear of No's 71, 73 and 75 Grove Avenue



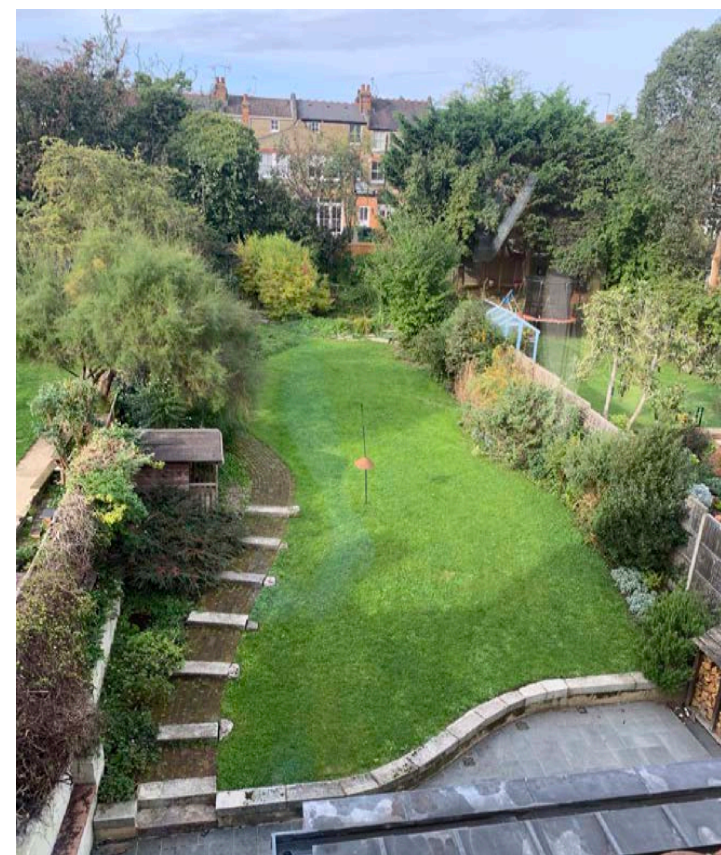
2. View from front driveway to connection with No. 71



3. View from rear patio of extension at No. 67



4. View from rear garden of No.69 looking to rear of No's 67, 65 and 63 Grove Avenue



5. View from loft level over rear garden to No.69



6. View from rear patio over rear garden to No.69

4.0 Design

Use

Basement – The proposed basement is largely to provide amenity space for the family. This would see spaces such as a gym, entertaining area, cinema room, shower room and storage added to the house.

Ground floor – The ground floor use would largely remain as existing accommodating social spaces such as the lounge, kitchen, utility, dining room and study.

First floor – The first floor would remain as private bedroom spaces and family bathroom with some internal alteration to better suit the family's needs.

Loft floor – The existing loft would again remain as existing bedroom and storage spaces. The existing rear facing corner balcony would be incorporated into a replacement dormer.

Layout

The site would see the addition of a basement floor accessed both via an extension of the existing internal stair to the front of the main house and through a new stair accessed from the new open plan kitchen, dining, living space to the rear extension.

The proposal includes a replacement full width rear facing extension allowing both aspect and physical connection from the kitchen, dining, living space to the rear garden. There are little to no changes proposed to the layout of the property in principle. The social spaces will generally remain on the lower floors. The more private bedroom spaces would remain on the upper levels.

This information has been provided through drawings that accompany the planning application.

Amount

The existing house is a 6 bedroom 8 person dwelling with a GIA of 277sqm. The additions and alterations would see the property become a 5 bedroom 8 person dwelling with a GIA of approximately 458.5sqm. This would comfortably exceed 'Minimum Space Standards for New Dwellings' as per the Technical Housing Standards.

The basement addition has approximate internal dimensions of 16.6m x 8.15m providing an approximate GIA 135sqm. The proposed floor to ceiling height is 2.6m to provide a good quality of accommodation for the family.

The replacement ground floor extension would see the existing ground floor GIA increase from approximately 135sqm to 172sqm. This sees an increase of 37sqm following replacement of a 3.7m deep extension now projecting 6m from the original house. The ground floor extension generally reaches a height of 3250mm providing a floor to ceiling height of approx. 2.9m

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1. Birds Eye view looking West, site highlighted in red



2. Birds Eye view looking East, site highlighted in red

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4.0 Design continued

There are no additions to the first floor. The replacement dormer would match existing width and height extending slightly to the rear by 600mm. This would see the GIA increase from 48sqm to 60sqm.

Local precedent applications;

Applications inclusive of basements

HGY/2022/1245 - Erection of a single storey ground floor side infill to existing outrigger, lower ground floor extension into the sloping landscape (basement excavation), reconstruction of existing outrigger extension, rear flat dormer to replace existing hipped dormer, and alterations to fenestration.

Approved 27/10/2022

HGY/2021/2969 - Excavation of basement; installation of front and rear lightwells; erection of single storey rear extension and alteration to existing ground floor roofs of; rear dormer, rear rooflight, and installation of a/c unit on first floor outrigger roof front garden hard landscaping refurbishment and changes to fenestration.

Approved 09/03/2022

HGY/2021/1125 - Enlarge floor space and height of existing basement to create additional basement area under the existing house, including creation of new front and rear light wells. Creation of garage to front as part of basement works including driveway.

Approved 24/8/2021

HGY/2021/0682 - Erection of single storey side and rear wraparound extension, formation of basement with front and side lightwells, enlargement of existing rear dormer, and installation of front roof lights.

Approved 07/05/2021

HGY/2020/0888 - Basement extension below footprint of house along with the creation of a small front light-well, alterations to existing lower ground floor rear extension, erection of upper ground floor rear extension above.

Approved 09/6/2020

HGY/2017/2320 - Insertion of rear roof dormer extension and enlargement of roof rear of, and alterations to, existing front/side dormer; erection of single storey rear extension; full-depth basement excavation formed from enlargement of existing cellar, to match enlarged ground floor above.

Approved 22/9/2017

HGY/2017/2842 - Ground floor single storey side to rear infill extension and basement including a front light well, installation of 3 rooflights in outrigger roof of dwellinghouse.

Approved 27/11/2017

Neighbouring extensions

HGY/2017/2945 - Erection of single storey rear extension, formation of rear dormer and part hip to gable side roof extension and installation of front rooflights.

Approved 29/11/2017

HGY/2017/3619 - Erection of single storey rear and side extension

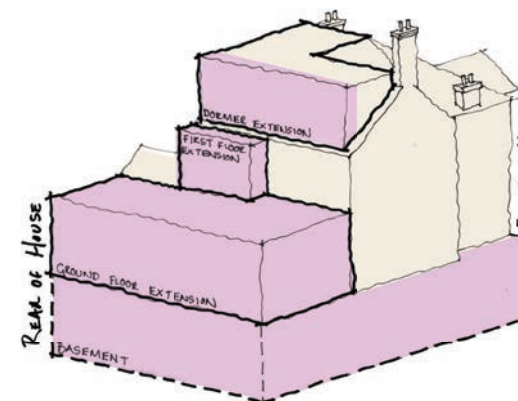
Approved 06/2/2018

HGY/2011/2192 - Erection of single storey rear extension and internal alterations to garage (Householder Application)

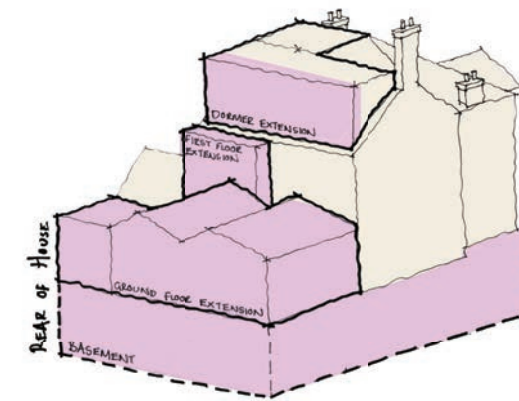
Approved 11/5/2012

HGY/2020/1150 - Formation of hip-to-gable roof extension with associated 'valley' roof infill extension to crown part of the roof; Erection of a rear dormer roof extension with juliet balcony; Insertion of first floor side window and roof lights on front and side roof slopes and the top of the crowned roof.

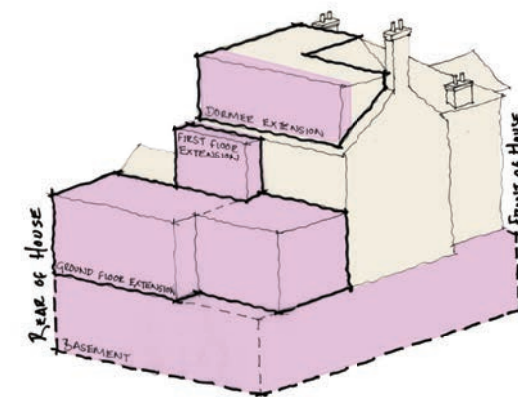
Approved 17/6/2020



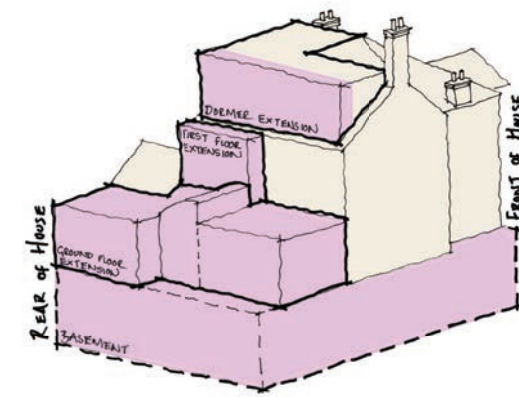
1. Massing Option 1



2. Massing Option 2



1. Massing options from design phase



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5.0 Appearance

Ground floor – The ground floor extension looks to a palette of red brickwork which is a material present in both the existing area and surrounding context. This is complimented by double glazed openings set within slim aluminium framing with views towards the generous private rear garden. The roof features a sedum covering to provide biodiversity and visual appearance from the upper level of the host and neighbouring properties. The flat roof features double glazed roof lights which are carefully considered to enhance internal light and respond to the internal layout.

Loft floor – The existing loft dormer is finished in a beige rendered appearance. We consider this inappropriate for an upper level, and the replacement dormer features rosemary red clay plain tiles. This is considered to be more appropriate to an upper 'roof' level, and creates a synergy with the existing roof covering. The dormer features glazed openings one of which includes a frameless glass Juliette balcony as a replacement to the existing terrace.

Basement – No aspects of the basement are visible from ground floor or public realm. The only minor change is the inclusion of a small roof light nestled into a recess in the side elevation.

6.0 Landscaping

The existing front garden is modest at approximately 12m deep and 11m wide with existing hard landscaping to parking spaces. The sloping garden incorporates some informal planting and grasses areas. No changes are proposed within this application.

The rear garden is more extensive as described elsewhere in the document, again with no changes proposed within this application.

Refuse, recycling and parking arrangements will remain unchanged.

7.0 Access

Access will remain unchanged.



1. INDICATIVE external perspective sketch

8.0 Heritage

Description of the heritage asset and its setting;

The property for which the application has been made is located within the Vallance Road Conservation Area (designated 2008), but is not nationally nor locally listed. There is unfortunately no current adopted appraisal.

The level of detail provided is proportionate to the significance of the asset and of the development proposed.

No 69 Grove Avenue is an inter-war period property dating from the 1920s/1930s located on the West side of Grove Avenue midway between the junctions of Landsdowne and Alexandra Park Road. The Conservation Area covers a number of residential streets characterised by fairly wide roads, flanked by footways with trees in them on both sides. The Conservation Area Map is provided elsewhere in this document.

In the pre application feedback, the LB Haringey officer notes;

'The Conservation Area is of interest for the influence of the Domestic Revival style in speculative house building in two stages of development, initially pre-WWI and then during the inter-war period in the 1920s and 1930s. It is also of interest historically as encompassing the area of land sold off for development by the Alexandra Park company in 1891. The earlier phase of development tends to the repetitive use of a few simplified house types whilst the later stages use a far greater variety of house types and materials. The semi-detached houses in Vallance Road and Elgin Road, for example, mix hipped with gabled roofs and brickwork combined with roughcast rendering, tiling, half timbering and leaded light casement windows. By contrast, the houses in Grove Road tend to be larger and designed to give the appearance of being detached properties.'

An assessment of significance;

In relation to this part of Grove Avenue in which No 69 is found, the buildings are arranged in pairs which share a driveway giving access to two garages (most converted) at the rear. The houses themselves have a ubiquitous suburban character, a red brick ground floor and rendered and white painted first floor, clay tiled hipped roofs and a tiled gable above a curved two storey bay window. Given the alterations to the existing building including its uVPC windows it is considered to have a neutral impact on the significance of the conservation area..

It should be noted that a number of the properties on Grove Avenue have been considerably altered and extended in the past inclusive of; rear extensions, roof extensions and garage conversions. This has resulted in an imbalance in their symmetry and consistency, more so to the rear. A list of some of the relevant applications are provided elsewhere in this document.

The proposal detailed in the application is for a replacement single storey rear extension, basement and replacement rear facing dormer with internal reconfiguration. The character and appearance of the of the property as viewed from Grove Avenue would make for limited to no change to that of the existing. Therefore, any local heritage interest of the building and its character and distinctiveness to the area will be without detriment.

As detailed elsewhere in the statement the proposed development predominantly looks to replace or rationalise previous additions to provide coherent kitchen/living space for the young family now, and in the years ahead.

The materials used are sympathetic to the those of the existing building and surrounding area whilst acknowledging its accretive growth over its life.



1. National Library of Scotland, Historic Map Revised: 1938

9.0 Planning policy

The proposal has been developed with due consideration for;

Revised National Planning Policy Framework

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021). The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

At the heart of the NPPF is a need to achieve sustainable development and Plans and decisions should apply a presumption in favour of sustainable development.

The NPPF provides three overarching objectives:

- a) Economic;
- b) Social; and
- c) Environmental

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.

The Development Plan comprises:

- London Plan July 2016 (subsequently amended)
- Haringey's Local Plan: Strategic Policies 2013 (with alterations 2017)
- Development Management Policies.

Scheme assessment

We believe the main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area;
2. Impact on neighbouring amenity; and
3. Basement development

Design

Policy SP11 of Haringey's Local Plan requires that new development should be of the highest standard of design that respects its local context and character and historic significance.

High Quality Design – As Architects, we hold ourselves to the highest standards of design.

The proposals are the result of carefully considered design development, an ongoing iterative design process of refinement and collaboration with the applicant. The pre application actively seeks open dialogue with LB Haringey in advance of submission to ensure the best possible proposal emerges.

Single storey rear extensions and rear facing dormers are already present at the application site, and an established feature of the pattern of development of properties in this terrace, and beyond. Both elements have been carefully designed to maintain subordination, proportionate to the existing house, out of direct street view from the public realm, and largely reflective of immediate neighbouring development.

The basement works are assessed overleaf.

Sustainable design – The proposals will adopt a 'fabric first' approach with high levels of insulation, air tightness and with higher performing glazed openings. These measures will continue to protect the life span and longevity of the building and look to address both energy consumption and costs for the applicant.

Conservation

London Plan Policy HC1 and Policy SP12 of Haringey's Local Plan requires that conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. DPD 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.

The Vallance Road Conservation Area does not have a current adopted appraisal.

Neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing. DPD Policy DMI 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

The proposals give due consideration to the amenity of neighbouring properties. The additions are not considered to result in any significant impact to daylight/sunlight or outlook. The host building is set notably below the adjoined property at No.67 which features a significant blank flank extension wall. Where the property adjoins No. 71, the adjacent spaces are understood to be non-habitable ancillary areas.

The proposals are deemed compliant with the Building Research Establishments (BRE); 'site layout planning for daylight and sunlight: A guide to good practice (BR209)'.

Openings are not considered to result in any significant privacy or overlooking issues above that of the existing situation. The loss of the roof terrace would be considered to be an enhancement to neighbouring amenity.

9.0 Planning policy continued

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques. Policy DM18 of the DPD concerns basement development.

This proposal meets the following criteria as laid out in policy DM18 – 'Residential Basement Development and Light Wells' of the Haringey Development Management DPD Adopted July 2017:

Householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal:

a Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;

Response – The basement will be constructed through industry standard construction techniques and is being designed by a suitably qualified Structural Engineer with extensive experience of basement design and construction.

A Basement Impact Assessment (BIA) has been submitted in support of the application.

b Does not increase flood risk to the property and nearby properties from any source (see Policy DM24);

Response – The site of the proposed basement extension is located in Flood Zone 1 (low probability) as demonstrated elsewhere in this document. This is evidenced in the BIA submitted with this application.

c Avoids harm to the appearance or setting of the property or the established character of the surrounding area;

Response – The basement footprint sits below the perimeter of the house and therefore makes no impact to the appearance of the property or character of the area.

d Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;

Response – The proposals are for uses considered normal for a domestic property, and with no external openings, will not increase typical noise or activity levels.

e Will not adversely impact the local natural and historic environment;

Response – The proposals will have no negative impact on the local natural and historic environment. The refurbishment of the building will improve the local environment and will further help to secure the historic aspect for the foreseeable future.

And, where the proposed basement extends beneath the garden area:

f Will not cause loss, damage or long-term threat to trees of townscape or amenity value;

Response – The basement is not proposed to extend beyond the footprint of the house, and will cause no loss, damage or long-term threat to trees of townscape or amenity value.

g Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;

Response – The basement is not proposed to extend beyond the footprint of the house, and as such will have no impact on landscaping.

And during the construction phase:

h Will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and

i Will minimise construction impacts such as noise, vibration and dust for the duration of the works.

Response – A Construction Management Plan will be prepared to give due consideration and arrangement to manage and mitigate any harm or impact to neighbouring residents and those in the surrounding area. This is to be managed by condition.

B Proposals for basements must not include habitable rooms or other sensitive uses in areas prone to flooding where there is no reasonable means of escape.

Response – The site of the proposed basement extension is located in Flood Zone 1 (low probability) as demonstrated elsewhere in this document. Suitable means of escape is provided as per the supporting plans.

C In determining applications for light wells, the Council will consider whether:

a The architectural character of the building is protected;

b The character and appearance of the surrounding area is harmed; and

c The development results in the loss of more than 50% of the front garden or amenity area.

Response – No light well is proposed as part of the application.

The planning application is accompanied by a 'Basement Impact Assessment' (BIA)..

With the above considered, and evidenced by supporting documents, the planning application demonstrates that the proposed basement does not adversely affect the structural stability of the application building and neighbouring buildings. It does not increase flood risk to the property and nearby properties, avoids harm to the established character of the surrounding area, and will not adversely impact the amenity of adjoining properties or the local natural and historic environment.

10.0 Pre planning advice

The applicant took advantage of the pre planning application service offered by London Borough of Haringey with reference; PRE/2023/0200. A formal response was issued by planning officer Benjamin Coffie on 05 December 2023. The feedback is attached as an addendum to this document, with key points highlighted below:

Rear extension

LB Haringey – ‘The proposal is for the replacement of the current 3.7m deep extension with a new extension projecting 6m from the original house. The design of the proposed extension will use brickwork to link with the current brickwork with large glazing on the rear elevation to add a contemporary element. Such an approach is considered acceptable.’

native north architects – No changes proposed from pre application

LB Haringey – ‘Overall, the scale and design of the existing rear extension would not have any greater impact on the significance of the Vallance Conservation Area.’

Roof extensions

LB Haringey – ‘The main concern is ensuring the ridge line of the existing house when viewed from the street. The projecting brickwork/rooflight should be made flush with the dormer to ensure that the existing ridge height is maintained.’

native north architects – The proposal makes no changes to the existing ridge height of the building when viewed from the street. The rooflight upstand has been removed and will be set flush with the dormer flat roof. This is reflected in the submitted drawings.

LB Haringey – ‘Additionally, the ridge tiles should be kept, it is recommended that this forms an annotation on any proposed plans.’

native north architects – The existing ridge tiles are unsuitable for the new roof to be properly ventilated however, these will be replaced in matching materials (red clay) and to the existing height. Annotations have been added to the submitted drawings.

LB Haringey – ‘Accordingly, subject to the above alterations there is no in principle objection to this part of the proposal as it would likely not have any greater impact on the significance of the Vallance Conservation Area.’

Basement development

LB Haringey – ‘The Council has a specific policy on basement development as set out in policy DM18 (‘Basement development and lightwells’) which requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and will not adversely impact the amenity of adjoining properties or the local natural and historic environment.’

native north architects – An assessment against DM18 is made in section 9.0 of this report demonstrating compliance. Further information has been submitted as part of the Basement Impact Assessment addressing structural stability and flood risk.

Basement development (cont’d)

LB Haringey – ‘In this instance a Basement Impact Assessment would need to be submitted with any such application outlining the methodology for constructing this basement.

Detailed site investigation and borehole tests would also need to be carried out for the purpose of such a report. In addition, a Construction Management Plan would need to be prepared/ submitted (post approval as secured by way of a planning condition) to ensure that construction noise, vibration and dust are kept to a minimum and to show space for skips, how spoil will be removed.’

native north architects – A Basement Impact Assessment has been provided addressing methodology. Site investigation and borehole tests have been carried out and are again addressed in the report. The applicant is satisfied that a Construction Management Plan can be prepared and submitted for discharge by condition.

Impact on amenity

LB Haringey – ‘In relation to No 67, the position, depth and siting of the rear extension due north of this property, sitting at lower ground level, ensure it will have no adverse impact on condition or daylight/ sunlight to this property. In relation to No 71 given the separation distances between these properties such an extension here will not affect the residential amenity to the occupiers of this property. Equally the other aspects of the works here are not viewed to affected neighbouring amenity.’

Information to accompany an application

The following documents were requested and have been provided to accompany the planning application;

1. Completed householder application form
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
5. Heritage Statement.
6. Design & Access Statement (DAS) (optional).
7. Basement Impact Assessment.

native north architects – All of the above information has been provided.

11.0 Conclusion

This planning application proposes alterations which are carefully considered enhancements of existing building. Similar alterations feature, or have been previously permitted in the local area as recognised in this document. Proposals are also motivated to improve quality of life for the applicant, and maintain the fabric of an ageing building.

The principle of the proposed extensions and alterations are considered to be acceptable which is supported in the pre application feedback. The site already features similar development in principle, and there are other examples of extensions on Grove Avenue, The Avenue and the surrounding streets of the Vallance Road and Muswell Hill Conservation Areas.

The proposed extensions are considered to be well designed, of an appropriate scale, and follow positive engagement with LB Haringey. All extensions remain subservient to the existing building and will be constructed in materials which match or are complimentary to the existing building. Given their siting, the proposed alterations continue to protect the heritage significance of the surrounding Conservation Area whilst acknowledging the need for development.

The proposed dwelling is considered to be acceptable in terms of size, design and amenity.

Given the above considerations, the proposed works would preserve the character and appearance of the Conservation Area and satisfy the above planning policy framework in this regard.

The applicant and agent acknowledge that basement development can cause concern to neighbours and local residents. The applicant has already had positive engagement with No.67 and No.71 who have shown support. The carefully selected design and construction team have extensive part and active experience working locally. We will approach this development with utmost care. Due consideration of; structural stability, flood risk, geology, hydrology and construction management/methodology will be provided to accompany the application to demonstrate this has been thoroughly considered. Legislation exists to provide further safeguards to identify and control any effect on neighbouring properties. The structural integrity of the proposed basement works would be subject to Building Regulations. The applicant will seek the necessary Party-Wall agreements with adjoining owners prior to the commencement of works on site.

The proposal results in no amenity impacts to neighbouring occupiers as stated in the pre application feedback. The amenity of the applicant is considered to be greatly improved by the proposal allowing the family to grow and remain in the property and surrounding area.

If you have any queries or require any further information, please do not hesitate to contact me at the below address.

Contact:

In the first instance any queries or site visit requests should be directed to:

native north architects.

Mr Justin Brown

BArch (Hons) DipArch (ARB)

t. 020 3488 1312

e. justin@nativenorth.co

As paragraph 38 of the NPPF, we expect to approach decision-taking in a positive and creative way to deliver this sustainable development. If required, we expect to look for solutions in a proactive manner with the applicant seeking to approve this application for sustainable development.

Date of meeting: 17th November 2023.

Thank you for attending the recent Pre-Application Planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting and application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: 69 Grove Avenue, N10

Proposal: Replacement single storey rear extension with roof glazing, basement, replacement rear facing dormer and internal reconfiguration.

Attendees: (on-line)

Justin Brown— native north architects
Ruth Mitchell— Senior Conservation Officer
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Applicant

1. SITE DESCRIPTION & PROPOSAL

No 69 Grove Avenue is an inter-war period property dating from the 1920s/1930s and is located within Vallance Road Conservation Area, designated in 2008. The Conservation Area covers a number of residential streets characterised by fairly wide roads, flanked by footways with trees in them on both sides.

The Conservation Area is of interest for the influence of the Domestic Revival style in speculative house building in two stages of development, initially pre-WW1 and then during the inter-war period in the 1920s and 1930s. It is also of interest historically as encompassing the area of land sold off for development by the Alexandra Park company in 1891. The earlier phase of development tends to the repetitive use of a few simplified house types whilst the later stages use a far greater variety of house types and materials. The semi-detached houses in Vallance Road and Elgin Road, for example, mix hipped with gabled roofs and brickwork combined with roughcast rendering, tiling, half timbering and leaded light casement windows. By contrast, the houses in Grove Road tend to be larger and designed to give the appearance of being detached properties.

In relation to this part of Grove Avenue in which No 69 is found, the buildings are arranged in pairs which share a driveway giving access to two garages (most converted) at the rear. The houses themselves have a ubiquitous suburban character, a red brick ground floor and rendered and white painted first floor, clay tiled hipped roofs and a tiled gable above a curved two storey bay window. Given the alterations to the existing building including its uVPC windows it is considered to have a neutral impact on the significance of the conservation area.

The application is for a single storey rear extension with roof glazing, basement, replacement rear facing dormer and internal reconfiguration.

2. RELEVANT PLANNING HISTORY

The most relevant planning history in relation to the site is as follows:

HGY/2012/2461 - Erection of rear single storey extension and conversion of garage to habitable space with new glazed door and rear rooflight (householder application) – Approved 14/02/2013

HGY/2007/0239 - Raising of front roof by 100mm. – Approved 21/03/2007

HGY/2006/0797 - Erection of rear dormer window and alterations to roof to form gable end. – Approved 13/06/2006

3. COMMENTS ON PRE-APPLICATION SCHEME

The following points are made by Officers in response to the plans/ information submitted and discussions at the pre-application meeting.

Design & heritage

1. In considering extensions within a conservation area, amongst the principal concerns should be the appropriateness of the overall mass/ volume of the proposal and its relationship with its context and the need for good design, which can either be in harmony with, or complementary to the existing. Special attention needs to be paid to preserving or enhancing the character and appearance of the conservation area

Rear extension

2. The proposal is for the replacement of the current 3.7m deep extension with a new extension projecting 6m from the original house. The design of the proposed extension will use brickwork to link with the current brickwork with large glazing on the rear elevation to add a contemporary element. Such an approach is considered acceptable.
3. While the rear extension is deep in nature, it would appear subordinate and not appear awkward or intrusive in relation to the adjoining dwelling and the pattern of development to the immediate area. The extension will have a green roof to soften and integrate the extension into its surroundings.

4. Overall, the scale and design of the existing rear extension would not have any greater impact on the significance of the Vallance Conservation Area.

Roof extensions

5. A large number of extensions to the roofs in the form of side and rear dormer windows are to be found on Grove Avenue, many of which substantially alter the original shape and form of the roof and pre-date the area's designation as a conservation area.
6. There is an existing large dormer and proposed rear dormer extension is similar in size to several others along the road. The main concern is ensuring the ridge line of the existing house when viewed from the street. The projecting brickwork/rooflight should be made flush with the dormer to ensure that the existing ridge height is maintained. Additionally, the ridge tiles should be kept, it is recommended that this forms an annotation on any proposed plans.
7. The eaves detail between the proposed dormer return and the adjacent pitched roof on the side elevation may need to be reconsidered to ensure this detail does not sit above the original roof of the building. Accordingly, subject to the above alterations there is no in principle objection to this part of the proposal as it would likely not have any greater impact on the significance of the Vallance Conservation Area.

Basement development

8. The proposal is for the formation of a full-storey basement under the footprint of the existing property and rear extensions. As indicated at the pre-application meeting the property has void space underneath the current staircase, otherwise the basement floor area would have to be fully excavated and underpinned. It is noted that basements are not a prevalent feature to these houses, although some have been added, as equally discussed at the pre-application meeting.
9. The external expression of the basement would be located on the existing side entrance. This is relatively well concealed from the street and it will be a flush glazed section. The small section of glass whilst incongruous would likely be an inobtrusive addition and would not be considered to cause harm to the conservation area.
10. The Council has a specific policy on basement development as set out in policy DM18 ('Basement development and lightwells') which requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and will not adversely impact the amenity of adjoining properties or the local natural and historic environment.

11. The slope of the road here means that the ground floor of the application site is lower than the adjoining semi at No 67, while higher than No 71, representing a degree of complexity in terms of structural stability issues as well as the general extent of excavation required to form such a basement floor.
12. In this instance a Basement Impact Assessment would need to be submitted with any such application outlining the methodology for constructing this basement. Detailed site investigation and borehole tests would also need to be carried out for the purpose of such a report. In addition, a Construction Management Plan would need to be prepared/ submitted (post approval as secured by way of a planning condition) to ensure that construction noise, vibration and dust are kept to a minimum and to show space for skips, how spoil will be removed.
13. Within the application/ drawings it should be demonstrated that sufficient daylight can be provided to illuminate such a basement floor (i.e. the habitable accommodation).

Impact on amenity

14. The main issue with such an application is the implications of the proposal for the living conditions of occupiers of No 67 and 71 in terms of loss of outlook and light and increased sense of enclosure.
15. In relation to No 67, the position, depth and siting of the rear extension due north of this property, sitting at lower ground level, ensure it will have no adverse impact on condition or daylight/ sunlight to this property. In relation to No 71 given the separation distances between these properties such an extension here will not affect the residential amenity to the occupiers of this property. Equally the other aspects of the works here are not viewed to affected neighbouring amenity.

4. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all information.

The following information will be required for registration of the planning application in respect of this site.

1. A completed householder application form available via the [Planning Portal](#))
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.

4. Proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
5. Heritage Statement.
6. Design & Access Statement (DAS) (optional).
7. Basement Impact Assessment.

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

5. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through several steps:

1. Validation/Checking
Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressed to ensure compliance with policy. If considered 'valid' and likely to be acceptable they are registered. Applications are only checked when an officer is available so there can be several weeks before an application is validated and checked.
2. Registration
The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.
3. Consultation (a minimum of 24 days following registration)
Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 24 days to comment on an application.
4. Decision
The planning service can deal with smaller applications under delegated powers (within 8 weeks) and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

6. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this pre-application advice note please contact the following Officer.

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