

**MR VLADAMIR SKIGUINE AND MRS IRINA
GALIKHANOVA**

OAKLAWN COMPTON AVENUE N6 4LB

**PLANNING, DESIGN, ACCESS & SIGNIFICANCE
APPRAISAL**

DECEMBER 2023

1.0 INTRODUCTION

1. This is a Planning, Design, Access and Significance Appraisal in respect of a proposal to - demolish and replace the existing house Oaklawn in Compton Avenue in Highgate.



2. The site has two extant planning permissions to demolish and replace the existing house under application ref. **HGY/2016/1930** which was permitted in 2016, and application ref: **HGY/2021/1365** which was permitted in 2022.
3. In 2019 the Council certified, under Lawful Development Certificate application reference **HGY/2019/3206**, that **2016/1930** had been lawfully implemented and could be completed at any time in accordance with the permitted plans.
4. The implementation of **HGY/2016/1930** involved insertion of a pile on the line of the basement foundations of the permitted house in the front forecourt outside the footprint of the existing house.
5. Consents **HGY/2016/1930** and **HGY/2021/1365** thus remains live and is a fallback that is the starting point for considering this application.
6. The material difference between the latest proposal and **HGY/2021/1365** is a re-design of the replacement dwelling to a more symmetrical, classical arts and crafts design including sprocket eaves.
7. The proposal is submitted as a fresh Full Planning Application as the s.73 Minor Material Amendment route is not suitable in this instance as the changes from the most recent application (**HGY/2021/1365**) are substantial.

8. The planning application comprises the following application drawings and supporting reports:

Existing:

- SO1 Site Plan;
- SO2 Existing Floor Plans;
- SO3 Existing Streetscape;
- SO4 Existing Side Elevation North;
- SO5A Existing Elevations; and
- SO6 Side Elevations of Neighbouring Buildings

Proposed:

- PL_001 Location Plan;
- PL_010 Existing and Proposed Street Scene;
- PL_101 Proposed Site Plan;
- PL_102 Proposed Floor Plan (Basement);
- PL_103 Proposed Floor Plan (Ground and First Floor);
- PL_104 Proposed Floor Plan and Roof Plan (Second Floor);
- PL_110 Proposed GIA Plan;
- PL_200 Proposed Elevations;
- 23002 Tree Protection Plan (November 2023)

9. The application is also accompanied by the following supporting reports:

- Planning, Design, Access and Significance Appraisal prepared by Michael Burroughs Associates dated December 2023;
- Energy and Sustainability Statement including Building Performance Specification and SAP Summary Report V1RevB prepared by SRE dated November 2023,
- Tree Survey and Arboricultural Method Statement prepared by TreTec dated November 2023; and
- Basement Impact Assessment prepared by Taylor Whalley Spyra dated December 2023.

2.0 PRE-APPLICATION ADVICE

PRE-APP REF: PRE1003156

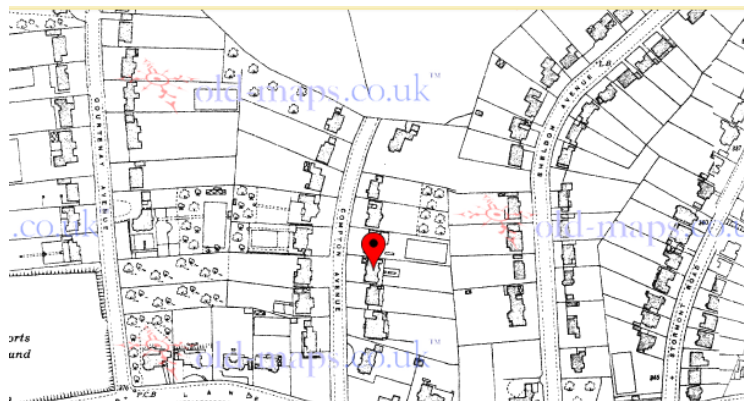
10. An initial pre-app meeting (ref: PRE1003156) took place on 14 October 2022 with Mark Chan (Senior Planning Officer), Christopher Smith (Principal Planning Officer), Richard Truscott (Design Officer) and Elisabetta Tonazzi (Principal Conservation Officer). At this stage, the Council indicated that the proposal should be refined to reflect the Arts and Crafts design seen on neighbouring dwellings on this side of Compton Avenue,

11. A follow up meeting took place on 11th July 2023 with Matthew Gunning (Team Leader), Benjamin Coffie (Planning Officer), Richard Truscott (Design Officer) and Elisabetta Tonazzi (Principal Conservation Officer). Following the follow up meeting, revised plans were prepared to produce an alternative proposal with sprocketed eaves. This alternative design reflected the Council's preferences for a design which reflected the best examples of Arts and Crafts features within Compton Avenue and Bishops sub area of the Highgate Conservation Area.
12. On 27th October 2023, Benjamin Coffie (Planning Officer) confirmed the alternative sprocketed eaves design was acceptable in principle and welcomed the submission of a formal planning application.

3.0 CONTEXT

The Surrounding Area

13. The area North of Hampstead Lane was previously part of the Bishop's Wood before it was used for residential development. Stormont Road and The Bishop's Avenue were the first roads to be developed there.
14. The extract from the 1935 OS map below shows development of the roads was largely complete by the mid 1930s.



15. The area is within sub area 7: Bishops of the extensive Highgate Conservation Area. This adjoins the Hampstead Garden Suburb Conservation Area in Barnet.



Compton Avenue

16. There are no listed buildings or locally listed buildings in Compton Avenue. The Council's Conservation Area Character Appraisal (CACA) identifies houses that make a positive contribution to the Conservation Area and is considered below.
17. Compton Avenue is a gated private road with large detached houses originally developed in the 1920s - 1930s on large plots, though not as large as The Bishops Avenue to the west - but larger than Stormont Road to the east.



18. The road is in a continuous state of redevelopment.
19. The plan below shows where the original houses have been replaced or new houses built on vacant sites (red stars) and where there are façade retention schemes (blue). About half the houses in the road are not original. As such, the character and appearance of Compton Avenue is ever evolving.



20. The road's character is accurately described in the CACA:

Compton Avenue is a gated private road with controlled access; there are barriers at the entrance from Hampstead Lane. Both were developed originally in the 1920s on very generous plots with houses well-spaced.

Compton Avenue has a gentle topography that sloped down from the junction with Hampstead Lane to the boundary of the Highgate Golf Club, providing views over the almost rural setting.

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. The style of architecture shows a mixture of designs by the same architects, predominantly CHB Quennell and Christopher Cooper.

Unfortunately there has been some extensive rebuilding or remodeling on some houses such as 'Nice Place', but others such as 'The Knoll' and 'Far End', both Cooper houses, survive in good condition. Examples of Quennell houses that have survived well are 'Gujrals' and 'Compton House' of 1925. Where rebuilding has occurred it has tended to reduce the gaps between the houses and the views into the wooded gardens, which is an attractive feature of the road.

The Application Site

21. This is on the eastern side of Compton Avenue, extending to 0.2ha with a standard frontage of 21m onto Compton Avenue.



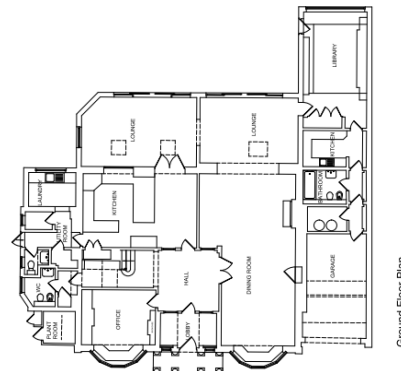
22. It is occupied by Oak Lawn, the 2.5-storey red brick detached dwelling set back about 18m from the road shown above.



23. Oaklawn is a symmetrical building originally designed in the inter-war Free Style. The original house shown on the 1935 OS has been unsympathetically extended, while its general form and scale is broadly consistent with the original styles in the area, the later additions and detailing erode this character.



1935 Footprint



Present Footprint

24. The planning history shows the significant changes have been permitted to its appearance.
- OLD/1967/0265: In 1988 permission was granted for the erection of new single storey extensions and internal rearrangements of cloakrooms and two storey extension to provide separate sitting and bedroom with new master bedroom and dressing room over garages.
 - HGY/1993/0653: In 1993 planning permission was granted for the erection of the front porch.
25. The following changes from the house shown on the 1935 OS map are evident from looking at the house:
- An elaborate front porch and ground floor bay windows have been added;



- The recessed wings have now been built out to the front building line. This has involved the single storey northern (left) wing being enlarged to include a plant room, a utility and laundry room and the southern wing to include a garage, bathroom, kitchen and library with a bathroom and dressing room at first floor level:



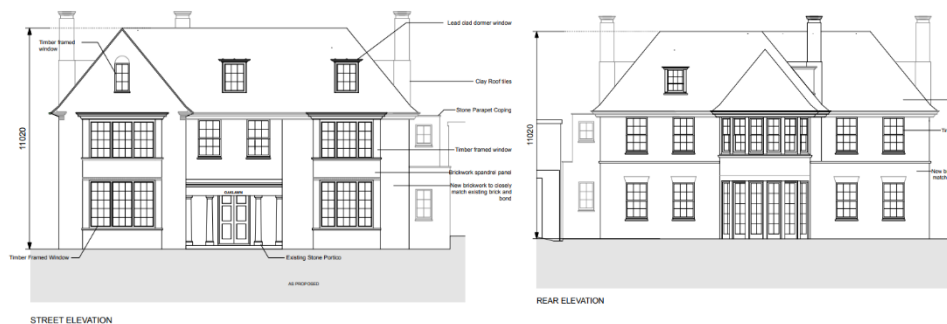
- The southern wing now joins onto the adjoining house making them the only semi-detached pair in the road;



- A very large full width rear extension used as a lounge has extended the rear of the house by a significant amount.



26. Neither the front nor the rear of the existing dwelling has the formal symmetry evident in the 1935 plan. The projecting single and 2-storey wings erode the original character.
27. The most recent approved plans under ref: **HGY/2021/1365** are shown below. The Council's decision that the original house could be demolished without harming the Conservation Area and would sit comfortably within its surroundings is a starting point for considering this application.
28. The Council's Conservation Officer (Ms Nairita Chakraborty) concluded that the existing house contributed neutrally to the Conservation Area and the replacement dwelling proposed under ref: **HGY/2021/1365** would be no more intrusive or harmful to the Conservation Area than the existing dwelling.



Front Elevation

Rear Elevation

4.0 RELEVANT PLANNING POLICY

29. Haringey's Development Plan comprises the London Plan (2021), the Strategic Policies (July 2017) and the Development Management Policies (July 2017). As this proposal does not raise strategic issues, the relevant policies that have been taken into account in drafting this proposal are as follows:

Haringey's Local Plan Strategic Policies 2013-2026

30. **Policy SP4 (Working towards a Low Carbon Haringey)** recognises over the lifetime of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The policy requires all new residential development to be zero carbon from 2016 onwards. The Energy Report by SRE, submitted alongside the application indicates that the proposal will include passive and active design measures; 100% of space heating and hot water to be provided by high efficiency Air Source Heat Pumps; 12 kWp Photovoltaics (PV) array; and Mechanical Ventilation with Heat Recovery. Therefore, the proposed Energy Strategy aligns with the targets set out in the 2021 London Plan and the Haringey Development Plan.
31. **Policy SP11 (Design)** requires all new development to be *of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.*
32. **Policy SP12 (Conservation)** ensures the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. In this case the relevant heritage asset is the Highgate Conservation Area.

Haringey Development Management DPD

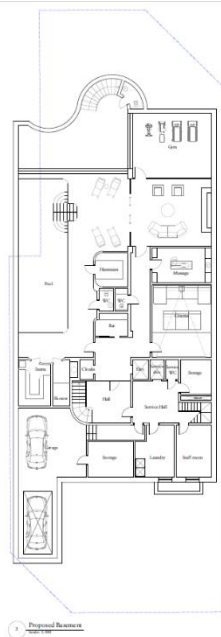
33. **Policy DM1 (Delivering High Quality Design)** requires development proposals to relate positively to their locality, having regard to building heights and the form, scale and massing prevailing around the site. The proposal has been carefully designed to respect the established building lines and harmonise with the adjoining built development.
34. **Policy DM9 (Management of the Historic Environment)** supports *development that conserves and enhances the significance of a heritage asset and its setting. It states proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*
35. The proposal provides a high-quality design which meets modern day living requirements whilst enhancing the character and appearance of the Conservation Area as a whole.
36. **Policy DM12 (Housing Design and Quality)** requires all new housing and residential extensions *to be of a high quality, taking account of the privacy and amenity of neighbouring uses and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.* The proposal fully complies with the national standards.
37. The application is accompanied by a fresh updated Basement Impact Assessment that demonstrates the proposal can be constructed without harm to the built and natural environment and neighbouring amenity in accordance with **Policy DM18 (Residential Basement Development and Light Wells).**

Highgate Neighbourhood Plan

38. **Policy DH1 (Demolition in Highgate's Conservation Areas)** indicates proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement regarding the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area. Within the pre-app discussion (ref: **PRE1003156**) and the determination of the extant permissions (refs: **HGY/2016/1930** and **HGY/2020/1104**), the proposed demolition was viewed as not being detrimental to the character and setting of the Highgate Conservation Area.

5.0 THE PROPOSAL

39. The principal differences are that the revised proposal would no longer adjoin the Compton House boundary because its parking would be underground within the basement; include a steeper roof pitch behind a parapet; and better spaced and aligned fenestration. Its symmetrical design with a parapet and central bay has been inspired by the consented replacement dwelling at Nice Place, which is located further North in Compton Avenue (**HGY/2020/1104** permitted 31 July 2020).
40. The proposed basement would be entirely within the footprint of the permitted basement. Thus the Council should view the basement in the same manner as determined within the previous consents. The blue edging below illustrates the outline of the basement approved under ref: **HGY/2016/1930** with comparison to the revised footprint.



41. Above ground the proposal is similar to the part-implemented consent. The revised proposal includes an extension at the rear elevation. Given its location to the rear, there would be no considerable impacts to the character and appearance of the wider Conservation Area.

Furthermore, the overall footprint is still considered to fit comfortably within the site with context to the neighbouring dwellings.

42. As indicated above, the main differences between the revised plans and the previously consented applications are design. The street elevation below shows the proposed replacement dwelling in the context of the scale and design of this side of the road.
43. The revised symmetrical design and use of sprocket eaves is considered more in-keeping with a classical arts and crafts design which mirrors the original 1930's architecture associated with the street. The revised design complements both the mass redevelopment that has taken place and the authenticity of Compton Avenue.



6.0 HERITAGE IMPACT

44. Implemented consents **HGY/2016/1930** and **HGY/2021/1365** are a fallback that is the correct place to start an assessment of this proposal's heritage impact. They permit demolition and replacement of the present Oak Lawn.
45. The Delegated Report of **HGY/2021/1365** says: *The new two storey dwelling would be of an acceptable scale, massing and the detailed design sits comfortably in its surroundings and would not have a detrimental impact on the setting of the Conservation Area. (Para 6.4.6); and The proposals involve the demolition of the existing building to be replaced by a new dwelling house which has previously been granted planning permission (except for the reductions to the size of the basement proposed as part of this application) and which remains an extant planning permission that could be constructed at any time. Therefore, it is considered acceptable in design terms and would preserve the character and setting of the conservation area (Para 7.1.1).*

The Significance of the Present House

46. The existing house is the only semi-detached dwelling and is poorly designed with its link to Compton House. All other houses in the street have at least one front gable.

47. Comparison of the footprint shown on the 1935 OS with the present one shows that the building is far from original:
- New front bay windows;
 - There is a new four columned porch infilling the gap between the new bays.
 - The single storey northern wing has been extended at the rear;
 - The single and 2-storey southern wing has been greatly enlarged at the front and rear to link with the adjoining house; and
 - There is a large full width rear extension.
48. Although its general form and scale is broadly consistent with the traditional styles in the area, its later additions and detailing are out of character. The building does not have any landmark visual qualities and no significant historical ones.
49. In its present state it makes only a neutral contribution to the Conservation Area. There has been no presumption in favour of its retention in the determination of consents **HGY/2016/1930** and **HGY/2021/1365**.

The Significance of the Highgate Conservation Area

50. This is the only relevant designated Heritage Asset.
51. The CACA identifies the following points as significant features of this part of the Conservation Area: high quality residential development; large plots with houses set back behind gardens; a mix of designs predominantly by Cooper and Quennell; gaps between houses with views to wooded gardens.
52. Pevsner is generally dismissive of the design qualities of the houses north of Hampstead Lane and says that even the Quennell houses do not bear comparison with his houses around Redington Road in what he calls Quennell-land.
53. Compton Avenue is a self-contained cul de sac – it is not seen in the context of any other part of the Conservation Area except at the entrance. Its appearance is independent of the rest of the Conservation Area.
54. Historic England identify four distinct factors relevant to the appraisal of the significance of proposed changes to in a conservation area: **Evidential Value** – the potential of a place to yield primary evidence about past human activity; **Historical Value** – ways in which the present can be connected through a place to past people, events and aspects of life; **Aesthetic Value** – ways in which people derive sensory and intellectual stimulation from a place; **Communal Value** – the meanings of place for the people who relate to it, and whose collective experience or memory it holds.
55. The original design has altered greatly and existing house has **low evidential value** in this context.

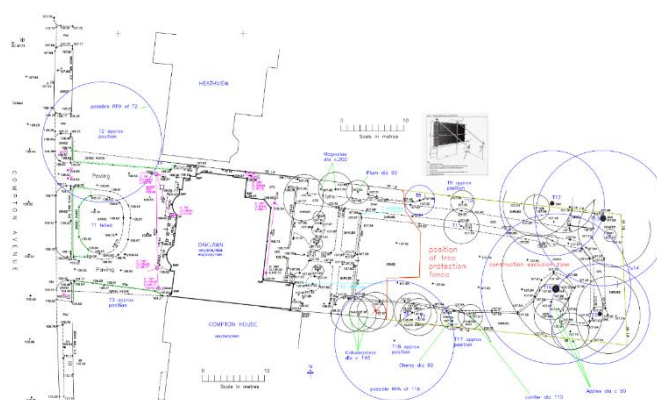
56. Development of this sub-area mostly occurred between 1914 and 1930 and so the substantial post-war alterations to Oaklawn mean it has **low historic value**.
57. As indicated above, the design of the existing house is perfectly decent but dull. It does not stand out as a notable building in the Conservation Area. Its **aesthetic value is low/medium**.
58. Its **communal value is low to non-existent**.

Impact of the Proposal on the Significance of the Heritage Asset

59. Its private location and the extent and nature of recent development means this part of the Conservation Area is not of great significance as a heritage asset. It has limited weight in decisions affecting proposals for change.
60. Oak Lawn's contribution to the significance of the Heritage Asset is neutral. The elevations above show that its replacement by the proposal will have an insignificant effect on the value of the Heritage Asset.
61. The proposed replacement is consistent with the significant features identified in the Conservation Area Appraisal: high quality residential development; on large plots with houses set back behind gardens; a mix of designs; gaps between houses with views to wooded gardens.

7.0 TREES

62. The Tree and Arboricultural Statement prepared by TreTec details that the owners proposed to remove one small willow T5 and shrubbery. The tree proposed for removal is located to the rear of the site and is not considered to be harmful to the character and setting of the application site and surrounding Conservation Area.



63. Prior to any building work a construction exclusion zone will be put in place, including assembling a tree protection fence within the rear garden. The positioning of the fence can be seen below within the Tree Protection Plan.
64. TreTec were responsible for the Tree and Arboricultural Statements prepared for both extant permissions. They have confirmed that there is no material change from the existing consents with regards to trees.

8.0 CONCLUSION

65. The revised proposal is a clear form of sustainable development that adheres to the historic environment policies contained in the RNPPF and preserves the quality of the Conservation Area. The replacement dwelling respects the original design of dwellings within Compton Avenue whilst being a contemporary and sustainable home.

9.0 CONDITIONS

66. The Council is respectfully requested to permit the planning application for the reasons set out above. Extant consent **HGY/2021/1365** was permitted subject to eleven conditions:
 1. Standard 3-year time limit;
 2. Development according to the submitted plans;
 3. External materials to be agreed;
 4. Cycle parking;
 5. Construction Management Plan and Construction Logistics Plan;
 6. Permitted Development rights removed;
 7. Written scheme of investigation for archaeology; and
 8. Constructed in accordance with the Energy and Sustainability Statement;
 9. Ecological enhancement details to be agreed;
 10. Considerate Constructors Scheme membership;
 11. Structural monitoring to be agreed.
67. The applicant accepts similar conditions for this revised proposal.