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Planning and Heritage Statement



Project: 27 Aylmer Road, Highgate, Haringey, London N2 0BS
Subject: Planning and Heritage Statement
Date: January 2024
Client: Mr and Mrs Sinha

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A. SUMMARY AND CONCLUSIONS

1. This Planning and Heritage Statement has been prepared by DLBP Ltd on behalf of Mr and Mrs Sinha (“the applicant”) to support a Section 73 application to London Borough of Haringey (“the Council”) for a minor material amendment to planning permission reference HGY/2022/3947 at 27 Aylmer Road, Haringey, London N2 0BS.
2. Planning permission reference HGY/2022/3947 was granted on 30 October 2023 for:
Demolition of existing house and erection of a new two-storey detached house, comprising a basement with light wells, front roof lights, rear dormers and a car lift.
3. The amendments sought under this application include:
 - the removal of the two-storey projecting bay on the front elevation and associated minor internal layout changes as a result of the removed bay, including the relocation of the learning and therapy room on the ground floor;
 - the removal of the two dormer windows on the front elevation and replacing these with aluminium-framed rooflights and the removal of a flat roof window;
 - changes to the fenestration on the front façade of the house and changes to the porch design and area for soft landscaping; and
 - the relocation of the garage and car lift to the western side of the driveway.
4. The amended scheme is not materially larger than the existing approval and its design has been prepared having regard to the existing character and appearance of the surrounding area. The replacement house will continue to make a position contribution to the Highgate Conservation Area.
5. The previous permission is a material consideration in deciding this application. Due to the approval of that application, the Council has accepted that the supporting material as part of that application is now also considered to be acceptable. The proposal here does not alter from the previous permission, other than the external appearance of the building, a slight decrease in the overall built footprint and the location of the basement. The same supporting material is therefore applied to this application.
6. The proposed amendments will be wholly in accordance with the development plan and national planning policy, and there are no material planning considerations that would indicate that planning permission should not be granted in response to the changes that have been made from the approved application (LPA ref. HGY/2022/3947).

B. THE SITE AND PROPOSED AMENDMENTS

The site

Site description

7. The site is located at 27 Aylmer Road, Haringey, London N2 0BS.
8. The site backs on to Highgate Golf Course to the rear which is designated Metropolitan Open Land (MOL) and is also a Site of Importance for Nature Conservation (SINC).
9. The site is approximately a 10-minute walk from East Finchley town centre which offers a range of local amenities, including local shops, cafes and restaurants.

Planning designations

10. The site is located within the Highgate Conservation Area, close to its northern boundary. It lies within the Bishops sub-area.
11. The site is also within the Highgate Neighbourhood Plan Area.
12. The site is located within Flood Risk Zone 1 which means it has less than a 1 in 1,000 annual probability of river or sea flooding, the lowest possible risk.

The original application (ref. HGY/2022/3947)

13. On 1 November 2022, the applicant submitted a full planning application for the demolition of the existing house and the erection of a new two-storey detached house, comprising a basement with light wells, front roof lights, rear dormers and a car lift (LPA ref. HGY/2022/3947). Planning permission was granted by the Council for this application on 30 October 2023.
14. This application followed a previous application at the site (LPA ref. HGY/2021/2700) to demolish the existing detached property and erect new detached home comprising basement with lightwells, ground and first floor plus roof space with front and rear dormers. This application was refused by the Council on 26 October 2021.

The proposed amendments

15. The amendments sought under this application include:
 - the removal of the two-storey projecting bay on the front elevation and associated minor internal layout changes as a result of the removed bay;
 - the removal of the two dormer windows on the front elevation and replacing these with aluminium-framed rooflights and the removal of a flat roof window;
 - changes to the fenestration on the front façade and changes to the porch design and area for soft landscaping; and

- the relocation of the garage and car lift to the western side of the driveway.
16. The amended scheme is not materially larger than the existing approval and the proposed amendments will result in an overall reduction of 6 sq m in the building footprint at ground floor level and 6 sq m in the building footprint at basement level when compared to the approved scheme (planning permission ref. HGY/2022/3947).
17. No changes are proposed with respect to any of the following elements of the original scheme (as approved under planning permission ref. HGY/2022/3947):
- the rear façade of the proposed house, including the first-floor roof terrace, except for a very slight alteration to the flat roofs of the lead-clad box dormers in the rear-facing roof slope;
 - the outdoor amenity space, including the sloping garden and outdoor terrace;
 - the location of the lightwell along the east elevation of the house and the number and location of solar PV panels on the roof;
 - the overall height of the proposed house which will remain as two and a half storeys;
 - the standard and quality of living of the residential accommodation. The amended scheme will continue to provide sufficient daylight, functional layouts and storage and internal amenity space for residents;
 - the separation distances from the adjacent dwellings at no. 27A and no. 25 Aylmer Road; and
 - the number of car or bicycle parking spaces provided on the site.

External appearance

18. The proposed changes to the external appearance of the house include the removal of the two-storey projecting bay, changes to the fenestration on the front façade of the house, minor changes to the porch design and the replacement of the dormer windows on the front elevation with skylights. The garage and car lift are also proposed to be relocated from their approved position to the western side of the driveway and minor changes to the soft landscaping to the front of the house are proposed.
19. A traditional pitched roof is proposed, as per the approved scheme, with roof lights on the front elevation. The roof will also contain overhanging eaves to reflect the Arts and Crafts character of the area.
20. The proposed house will be constructed using the same materials approved under planning permission ref. HGY/2022/3947, including traditional red brick and red fired clay roof tiles. A columned porch is also proposed at the entrance to the house and reflects other similar porch designs along the street.

Basement

21. Minor amendments are proposed to the location and footprint of the basement to reflect the new location for the garage and car lift on the western side of the driveway and the resultant changes to the internal layout.
22. As per the original approved scheme, the proposed basement continues to occupy the footprint of the house above, with a perimeter light well to allow some natural light to reach all rooms.

Internal Layout

23. As a result of the removal of the projecting bay, minor internal layout changes are proposed at the ground and first floor. These include the relocation of the learning and therapy room on the ground floor and the reduction in the size of Bedroom 2 on the first floor.

C. HERITAGE ASSESSMENT

Policy background

24. Paragraph 195 of the Framework sets out that “*local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting)*”. In determining applications, local planning authorities should give weight to proposals that preserve the elements of the setting that make a positive contribution to the asset (or which better reveal its significance).
25. Part C of Policy HCl of the London Plan states that “*development proposals affecting heritage assets and their settings, should conserve their significance, by being sympathetic to the asset’s significance and appreciation within their surroundings*”. Therefore, any development proposal must set out how it has identified, valued, conserved, restored, re-used and incorporated heritage assets, where appropriate, and that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials, and architectural detail.
26. At the local level, Local Plan Policy SPI2 and DPD Policy DM9 set out the Council’s approach to the management, conservation and enhancement of the Borough’s historic environment. Policy DM9 sets out that development that conserves and enhances the significance of a heritage asset and its setting will be supported.
27. When considering the impact of proposals on the historic environment, the Council will have regard to:
 - a) *the priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
 - b) *character appraisals and management plans or other guidance, where they are available;*
 - c) *the preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
 - d) *the relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
 - e) *the desirability of securing a viable use for a heritage asset consistent with its conservation;*
 - f) *an understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
 - g) *the contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*
28. Policy DM9 also sets out that the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

Asset(s)

29. The site is located within the Highgate Conservation Area. There are no statutorily or locally listed buildings nearby.

Highgate Conservation Area

30. The Highgate Conservation Area was designated in 1967. The original conservation area boundary included the village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen's Road.
31. The conservation area is divided between the London Boroughs of Camden and Haringey. The Camden side includes part of Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Hospital. The conservation area boundary was extended on the eastern side on 27 September 1990, to include the upper and lower parts of the Archway sub-area, together with the Miltons and Shepherd's Hill sub-areas. The final relatively small boundary extension was on the eastern side to include part of Stanhope Road in the Shepherd's Hill sub-area on 29 November 1994.
32. The Council adopted the Highgate Conservation Area Character Appraisal and Management Plan (HCAAM Plan) in 2013. This document provides a description of the significance of the Highgate Conservation Area, in terms of its architectural and historic interest.
33. The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings with architectural merit, its topography and its green open spaces and distant views. The open space of Highgate Golf Club provides an attractive landscape setting to the area and street trees also form an important part of the suburban character of the area.

Significance

34. Historic England Advice Note 12 (Statements of Heritage Significance: Analysing Significance in Heritage Assets) sets out guidance for assessing the significance of a heritage asset. The assessment in this document considers the significance and associated impacts of the proposed development on the character and appearance of the Highgate Conservation Area.

Contribution of site to character and appearance of conservation area

35. The site itself is not identified in the HCAAM Plan (2013) as a locally listed building or a building that positively contributes to the character and appearance of the conservation area. However, the character appraisal does assess the contribution of the street and wider site to the character and appearance of the Bishops sub-area, including the southern side of Aylmer Road which borders the northern boundary of the conservation area.

36. A Conservation Area Statement has been submitted in support of this application. This document assesses the character of Aylmer Road and the surrounding area by reflecting on the key elements and features which contribute to its character today.
37. The historical context of Aylmer Road is set out in paragraph 10.4.60 of the HCAAM Plan (2013):

Aylmer Road forms part of a dual carriageway built around 1925 to relieve congestion on the Great North Road. Only a small section of the south side as far as the junction with Bishop's Road is part of the Highgate Conservation Area. A section of the south side also forms the edge of Highgate Golf Club and also contains a former playing field now used for flood control by Thames Water. The road rises steeply from the junction with North Hill to the entrance to Miriam Court but then drops away towards Hampstead Garden Suburb. The road carries a great deal of heavy traffic as the access route to the A1, A406 and ultimately M1.

38. Paragraph 10.4.63 identifies the 'consistent size, scale and style' of detached houses along the southern side of Aylmer Road as positive features associated with this part of the conservation area. However, the southern side of Aylmer Road is somewhat in contrast to other parts to the Bishops sub-area where the Arts and Craft vernacular is more prominent, including the surrounding streets of Sheldon Avenue and Denewood. The character of the southern side of Aylmer Road is primarily suburban and mainly derives from its landscape setting to the south and its active frontage with the A1 dual carriageway to the north.
39. Along the southern side of Aylmer Road, a more eclectic mix of architectural styles has been established and over time and the character of the street has been influenced by various interventions to the original properties, including proposals for external alterations, side extensions and rear extensions. Figure 2 shows examples of contrasting facade designs on properties along Aylmer Road. As such, whilst the properties along Aylmer Road do share some consistent features which add to the special interest of the street, including a common building line, front boundary walls and portico entrances, it is considered that the description of these properties in the HCAAM Plan (2013) are no longer wholly reflective of the character of the street today. There is no evident 'homogenous' character along Aylmer Road. Further description of the character of Aylmer Road is set out in the supporting Conservation Area Statement.



40. The existing house incorporates a number of arts and crafts elements into its design, including a wide and low facade composition with a prominent gable above the main entrance. However, it has undergone a number of alterations to its layout that have diminished its architectural quality and contribution to the character of the area over time. It is now considered to represent an ‘unremarkable’ example of the Arts and Crafts style and no longer reflects an example of ‘high-quality residential development’ in the area as referenced in paragraph 10.10.1 of the HCAAM Plan (2013).



Figure 3.27 Aylmer Road

41. Overall, the site therefore does not detract from the character and appearance of the conservation area but rather makes a neutral contribution to it. This position was also confirmed by the Council’s Conservation Officer on the refused planning application at the site (LPA ref. HGY/2021/2700).

Impact on the character and appearance of the Highgate Conservation Area

Assessment of proposed amendments

42. The site is located within the Highgate Conservation Area, and this is the key heritage asset that has the potential to be affected by the proposed development. There are no statutorily or locally listed buildings nearby. The property at the site is not on the Council’s local list and is of no special historic or architectural interest sufficient to warrant its retention.
43. As explained in the previous section and in the supporting Conservation Area Statement, the character and appearance of the southern side of Aylmer Road is not wholly consistent with its description in the HCAAM Plan (2013) and a number of properties have been subject to various interventions that have influenced the street’s character over time. The established character now comprises a mix of architectural styles and materials which is clearly at odds with the Council’s description of the area

as having a 'homogenous character'. The proposed amendments have therefore been assessed against the characteristics of the street today with reference to positive contributors identified in the HCAAM where relevant and appropriate.

Design and appearance

44. With respect to design and appearance, the proposed amended scheme will make a positive contribution to the diversity of architectural styles present within the streetscape and refers to the materials of surrounding properties (including the use of traditional red brick) to ensure that the proposed house is in keeping with the character and appearance of the street.
45. Visual cues have also been taken from Sheldon Avenue where the properties possess distinctive architectural qualities that are superior to those found on Aylmer Road. Figure 4 shows the facades of properties along Sheldon Avenue. These are seen to reveal a much grander, classical appearance on the street scene.



46. The proposed front façade is of a high-quality design and will add to the variety of architectural styles found within the conservation area. The choice of red brick is different from its immediate neighbours but is in keeping with many of the buildings on the street and reflective of the wider established character of the Bishops sub-area. As stated in the previous section, the existing building has a diminished architectural quality as a result of a number of alterations to its original features, including on its side and rear elevation. The amended design of the house will be architecturally superior to the existing property in terms of its design and appearance and so would enhance the overall appearance of the conservation area in this respect.

Basement and car lift

47. The proposed amendments to the basement will have no adverse impact on the integrity of neighbouring properties and will continue to sit wholly underneath the footprint of the existing building to respect the historic layout of properties in this part of the conservation area. The basement will therefore preserve the openness of its garden setting and will have no adverse impact on the site layout.
48. With respect to the revised car lift location, this has been sensitively incorporated into the scheme layout and will not be visible from the street level, as a result of the proposed boundary wall. The car lift will therefore fit in harmoniously with the streetscape and will consequently cause no heritage harm.

Conclusions

49. Overall, the proposed amendments will preserve the suburban character of the street by retaining key features that are identified as making positive contributions to the conservation area, including the gaps between neighbouring properties, the large front carriageway and front boundary treatment. The mass and scale of the proposed development has been designed to respect the historic layout and footprint of properties in this part of the conservation area and its external appearance seeks to reflect the architectural vernacular of the Bishops sub-area, whilst also having regard for change and diversity.
50. Elsewhere across the Bishops sub-area, other replacement dwelling houses have been granted planning permission on the basis that the character and appearance of their streets has changed as a result of replacement additions, external alterations, and extensions.
51. At Guildens, Courtenay Avenue, London N6 4LP, a proposal for the “demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level” was granted at appeal (ref. APP/Y5420/W/19/3243272 dated 21 May 2021). The Planning Inspector notes at paragraph 8:

Its character and appearance has fundamentally changed as a result of these developments and the previous uniform and homogenous character of the road no longer exists. The character and appearance of the road as a whole and its contribution to the overall historic significance of the CA has lessened over time.

52. Whilst the application site is not on Courtenay Avenue, it is within the same sub-area within the conservation area and the principle of its change in character has been accepted. The same can be said for Aylmer Road where a ‘homogenous’ character can no longer be observed along the street. When considered in the context of the street’s existing character, the proposed house will be of a superior architectural design to the existing property and so will enhance its contribution to the conservation area as a whole. Therefore, the proposed amended scheme is deemed acceptable in heritage terms.
53. Accordingly, it is clear that the proposed amended scheme has been designed having regard to the character and appearance of the Highgate Conservation Area. It is the applicant’s view that no harm will result from the proposed development with respect

to designated heritage asset of the conservation area, and accordingly paragraphs 199 to 202 of the Framework are not engaged. Rather, the proposed development will make a positive contribution to the character of the area and so consequently, the relevant development plan policies in relation to design and heritage will be wholly complied with.

D. PLANNING CONSIDERATIONS AND POLICY COMPLIANCE

54. The statutory development plan for the London Borough of Haringey, as it applies to the site, comprises:
- Local Plan: Strategic Policies (2013);
 - Local Plan: Development Management DPD (2017);
 - Local Plan: Site Allocations DPD (2017);
 - The Highgate Neighbourhood Plan (2017); and
 - The London Plan (2021).
55. The National Planning Policy Framework (2023) (“the Framework”) is a material consideration of significant weight.
56. The main considerations for this proposal include;
- principle of development; and
 - design and impact on character and appearance of Highgate Conservation Area.

Principle of development

57. The Council has already accepted the principle of the demolition and replacement of the existing house on site, and this is established through the approved scheme (planning permission ref. HGY/2022/3947). Paragraph 5.9 of the Officer’s Report for this application confirms that:
- ...the proposed dwelling is an appropriate replacement that makes a positive contribution to the area. The principle of demolition and rebuild of the dwellinghouse is therefore acceptable.*
58. This application seeks consent for a series of minor material amendments to the approved dwelling house under planning permission ref. HGY/2022/3947 which ensure that it will continue to make a positive contribution to the area. The principle of development therefore remains acceptable in this respect.
59. A further assessment of the contribution made by the amended scheme to the character and appearance of the Highgate Conservation Area is set out in Section C of this Planning & Heritage Statement.

Heritage impacts

60. Paragraph 199 of the Framework requires great weight to be given to the conservation of a heritage asset (with conservation defined in the glossary as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to

its significance. Paragraph 200 follows this to say that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraphs 201 and 202 then set out the exercises to be carried out in the event that harm is identified to be substantial or less than substantial respectively.

61. Section C of this Planning and Heritage Statement assesses the significance of Highgate Conservation Area and considers the potential impacts of the proposed amendments against this significance. It concludes that the proposed amended scheme results in no harm to the significance of the Highgate Conservation Area.
62. Overall, the proposed amended scheme will result in no harm with respect to the designated heritage asset of the conservation area, and accordingly paragraphs 199 to 202 of the Framework are not engaged. Therefore, the proposed amended scheme is wholly compliant with the relevant policies of the development plan and the Framework in relation to design and heritage.

Design

63. Section 12 of the Framework relates to design and states the Government attaches great importance to the design of the built environment stating that good design is a key aspect of sustainable development. Paragraph 134 states that great weight should be given to outstanding or innovative designs that promote high levels of sustainability, or help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of the site's surroundings. Chapter 16 of the Framework sets out the Government's planning policy on designated heritage assets.
64. The London Plan sets out a number of design specific policies. In particular, Policy D3 encourages development proposals to follow a design-led approach to optimise the capacity of sites and 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 existing and emerging street hierarchy, building types, forms and proportions"*. In terms of quality and character, Policy D3 also states that *"new developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character."*
65. At the local level, Policy SPI 1 of the Council's Local Plan sets out that development should 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.
66. Policy DM12 also relates to the design and quality of housing and requires that all new housing must 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.

Scale, form, and external appearance

67. The design of the amended scheme continues to be of a high quality and will make a positive contribution to the diversity of architectural styles in this part of the conservation area. It will retain the overall proportions, scale and materials of the original houses along the south side of Aylmer Road. The amended scheme will therefore be in keeping with the street scene and will preserve the positive features of the streetscape, including the gaps between the houses which provide views into Highgate Golf Course to the rear.
68. In terms of the external appearance, the design approach is modern and has taken inspiration from the replacement dwelling houses on Sheldon Avenue. The roof will contain overhanging eaves which is a common roof feature found on properties along Aylmer Road and the gradient of the roof slope also changes as it approaches the eaves to mirror the existing roof and reflect the historic Arts and Crafts character of the building. The design of the porch will be relatively sober in appearance with classical columns on plinths proposed which will reflect other porch designs along Aylmer Road, including 5 Aylmer Road.
69. The proposed basement and associated light well areas will also be discreetly located to ensure that these features do not appear visually intrusive in the context of the host property.

Conclusion

70. Overall, the design of the amended scheme will be appropriate to its context, is of high-quality and will preserve the character and historic significance of the conservation area in accordance with Policy SPI I and London Plan Policy D3.

Basement development

71. Policy D10 of the London Plan sets out that proposals for basement development should be managed sensitively through the planning application process to ensure that their potential impact on the local environment and residential amenity is acceptable.
72. Under application ref. HGY/2022/3947, the Council accepted that the proposed basement was acceptable and raised no issues with the Basement Impact Assessment submitted with this application. This report confirmed that there will be no adverse effect from subterranean development on the structural stability of adjacent properties and associated potential damage.
73. The proposed amendments include a minor change to the basement footprint to reflect the revised location of the car lift and garage. However, there will be no significant increase in the overall basement footprint and as such, the level of excavation required, compared to the approved scheme.
74. The proposed basement will also have no impact on the character and biodiversity of the designated open metropolitan land to the south of the site.
75. The proposed development is therefore in accordance with Local Plan Policy DM18 and Policy DH7 of the Highgate Neighbourhood Plan.

Residential amenity

Standard of residential amenity for future occupiers

76. 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.
77. At the local level, Policy DM12 requires that new housing for development meets or exceeds the minimum internal and external space standards set out in the London Plan and the Mayor's Housing SPG. Ground floor family housing should also provide access to private garden / amenity space.
78. Policy DH9 of the Highgate Neighbourhood Plan also considers the environmental health of existing and future residents and identifies Aylmer Road as a transport corridor where new residential development should offer offers suitable protection of amenity.
79. All habitable rooms, as amended, remain generously sized as per the approved scheme and will exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
80. Further, the proposed amendments to the size and location of the windows on the front elevation of the house, including the introduction of additional skylights at the second floor will continue to provide sufficient outlook and daylight for residents. The fenestration on the rear elevation of the house will remain as per the approved scheme.
81. Overall, the proposed amended scheme will maintain a high quality, spacious environment for future occupiers and is therefore in accordance with Policy D6 of the London Plan and Local Plan Policy DM12.

Impact on residential amenity of neighbouring occupiers

82. London Plan Policy D6 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.
83. At the local level, Policies DM1 and DM12 set out that proposals for new housing must take into account the privacy and amenity of neighbouring uses and should ensure that these provide an appropriate amount of privacy to neighbouring properties and do not result in any harmful overlooking or loss of privacy.
84. The proposed amendments to the approved scheme will not result in any privacy concerns. No new windows or openings are proposed on the west and east elevations of the house which would have the opportunity to overlook neighbouring properties.

85. Overall, the proposed amended scheme will therefore have no adverse amenity impact on neighbouring occupiers and is in accordance with London Plan Policy D6 and Local Plan Policies DM1 and DM12.

Arboricultural and landscape impacts

86. As per the approved scheme, no trees are proposed to be removed as part of this application and the proposed amendments would not result in the removal of any trees of special amenity value on or adjacent to the site. The amended scheme therefore remains acceptable in arboricultural terms.
87. No changes are proposed from the approved scheme with respect to the proximity of the house to the adjacent SINC to the south of the site. The amended scheme therefore remains acceptable in this regard.
88. Minor landscape amendments are proposed at the front elevation in response to the revised car lift entry, garage location and porch design. The revised scheme maintains a similar level of landscaping at the front elevation.
89. Overall, the proposed development will remain in accordance with London Plan Policy G7, Local Plan Policies DM1 and DM18 and Policy OSI of the Highgate Neighbourhood Plan.

Sustainability

90. Policy DM21 requires that all new development will be expected to consider and implement sustainable design, layout and construction techniques.
91. The amended scheme continues to incorporate a number of sustainability measures, including triple-glazed windows, photovoltaic panels and ground source heat pumps. Overall, the scheme will be of a high-quality and energy-efficient design which will help to minimise carbon emissions on site in accordance with Policies SP4 and Policies DM21 and DM22.
92. The original Energy Statement report submitted with the approved application set out that the proposed development will meet the current Building Regulations for energy efficiency as a baseline and will include the use of low carbon and renewable energy technology to offset the energy demand even further, in accordance with 'Be Lean', 'Be Clean' and 'Be Green' principles.
93. Such technologies are retained as part of the amended scheme and include photovoltaic panels, which are proposed to be located on the main roof as the configuration and orientation are suitable and allow for the use of a solar PV array to be installed. Rainwater harvesting units are also proposed to be installed to aid the watering of the gardens as required. The air source heat pumps are proposed to be located on the side of the building on its western elevation.
94. The proposed development is therefore wholly compliant with London Plan Policy SI I, Policies DM21 and DM22 of the Haringey Development Management DPD and Policy SP4 of Haringey's Strategic Policies.

Highways and parking

95. The Framework recognises that transport policies have an important role to play in facilitating sustainable development and states that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Paragraph 111 of the Framework states that developments *should not* be refused on transport grounds unless there would be an *unacceptable impact on highway safety*, or the residual cumulative impact of the development are severe.
96. Paragraph 107 of the Framework states that local planning authorities should take into account a range of factors if they choose to set local parking standards for residential and non-residential development. These factors are the accessibility of the development; the type, mix and use of development; the availability of opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
97. The site is in a sustainable location and lies within a 10-minute walk to East Finchley Underground Station which is served by the Northern Line. The site has a PTAL rating of 3 which indicates a moderate level of public transport accessibility.
98. The approved car lift leading down to the underground garage is proposed to be flipped from the east to west section of the front elevation and this change is reflected for the below ground basement garage. No additional parking is proposed as a result of this change and there will be no additional pressures on local traffic conditions.
99. The amended scheme maintains cycle parking spaces on site in accordance with the cycle parking requirements set out in the London Plan (2021).
100. The proposal will therefore be in accordance with the Framework and the development plan with respect to highways, access and parking matters.

Conclusion

101. The proposed amendments to planning permission ref. HGY/2022/3947 will be wholly in accordance with the development plan and national planning policy. The proposed amendments have been designed to respect and preserve the character and appearance of the Highgate Conservation Area. There will also be no adverse residential amenity impact in terms of future occupiers of the replacement house and neighbouring occupiers.