



Officer Report

Application Number:	HGY/2023/1737
Application Type:	Full planning permission
Address:	Esterel, Compton Avenue, Hornsey, London, N6 4LH
Proposal:	Replacement of security cabin and barrier
Case Officer:	Laina Levassor
Valid Date:	30/06/2023
Applicant:	Mr James Leof
Agent:	Mrs Emma McBurney

RECOMMENDATION

Approve with Conditions

1. PLANNING HISTORY

HGY/2022/4071: Certificate of lawfulness for the existing guard hut and gates at the entrance of Compton Avenue – Approved.

2. SITE DESCRIPTION

This application relates to the security cabin and barrier located to the southern end of Compton Avenue, accessed from Hampstead Lane. The cabin sits on the Western side of the road with the security barrier spanning the width of the road access. Compton Avenue has a gentle topography that slopes down from the junction with Hampstead Lane to the boundary of the Highgate Golf Club

The site is located within the Highgate Conservation Area. The existing cabin is referred to within the Conservation Area Appraisal as a negative contributor. The site falls within close proximity to and is visible from Grade I Listed Building “East Lodge to Kenwood House and Attached Gateways”.

3. CONSULTATION RESPONSES

The application has been publicised by way of a site notice displayed in the vicinity of the site and letters, served to adjoining and neighbouring properties and a press notice.

The following were also notified of the application:

- Haringey Conservation Team
- LB Camden - No objections received
- Historic England - No objections received

The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee
- The Highgate Society

The following concerns were raised within in the responses received, as summarised:

- Large increase in size relative to the existing footprint;
- Visible bulk of the proposed building;
- Cabin is located in a highly visible part of the Conservation Area, with built form clearly visible when walking westwards along Hampstead Lane;
- A small creeper on a trellis against part of the south wall of the cabin is a minor cosmetic change in terms of ameliorating impact on views;
- Should be built further down on Compton Avenue to minimise its impact/ visibility on views;
- Potential harmful impacts to Grade I & Grade II Listed buildings within close proximity to the application site (East Lodge, Kenwood House, Kenwood Park & Gardens);
- Harm to the character of Highgate Conservation Area.

4. PLANNING ASSESSMENT

Design and impact on the character and appearance of the conservation area and setting of listed buildings

London Plan (2021) Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions,

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, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context. Equally, the Highgate Neighbourhood Plan is a material consideration in determining this application, with Policy DH2 of the plan requiring development to at least preserve the character and appearance of the conservation area.

This application is for the replacement of the existing security cabin and barrier located at the entrance to Compton Avenue, which the applicants argue is in urgent need of repair. The present cabin and barrier date back to the early 1990s.

This current cabin, a portacabin-like structure in a dark green colour, measures 7sq.m in size, and will be replaced with a new structure measuring 13.5 sq.m in size and built in brick. The structure is larger to provide better facilities in connection with this security function.

Specifically, the structure will have a bay window on its frontage to allow a 180-degree clear view of traffic and pedestrians approaching the entrance to Compton Avenue. As well better storage to accommodate parcels is provided as well as a kitchenette and a better washroom for staff. The structure's height will be like the existing cabin and below the height of the existing vegetation sitting behind such walls.

As reflected in the amended plan following advice from Officers the scheme has been amended, specifically including the following changes:

- Reduction in height to proposed gate pillars;
- Overall simplified architectural detailing (including to roof and eaves);
- Flat roof replaced by shallow pitched roof;
- Brickwork style simplified - changed from contrasting to all one matching colour;
- Square bay window replaced by canted bay window as to appear less visually intrusive;
- Window/door surrounds simplified - Gauged brick arches removed, appearing less ornate;
- Planter & climbing plants added to view from Hampstead Lane – softening visual appearance from the streetscene.

The amended design is considered to overcome issues with the initial proposal which sought to create a building in some way mimicking the historical architectural design of surrounding listed buildings, thereby possibly distorting the architectural history of the area by appearing original. The proposal as amended now just serves to incorporate elements found within the surrounding area.

While noting the representations received, which raise concerns in relation to the visibility of the current/ proposed structure, the planning assessment here cannot be restricted to a test of visibility; rather it is whether this new structure is acceptable in design terms and whether it harms the character and appearance to this part of the conservation area or effects the setting of nearby listed buildings.

As noted above it is accepted that the current gatehouse at the entrance to Compton Avenue is viewed as making a negative contribution to the character of the area.

While with this application a security hut and barrier would still be present at the start here of Compton Avenue, with its use and activity continuing, as reflected above the scheme here serves to provide a better/ purpose-built building as opposed to a portacabin structure.

Mindful of the high brick walls which frame the entrance to Compton Avenue, the structure here in terms of its height and materiality, tucked in and next to such high walls, serves to ensure that this will be a discrete structure, not highly discernible within the street-scene. The effect of the development is therefore not viewed to harm the character and appearance to this part of the conservation area, as such leaving it preserved.

The introduction of a replacement security hut will not harm the setting and significance of Kenwood House or the East Lodge to Kenwood House and gateways, in terms of these asset's physical presence, as well as their setting. The ability and experience of appreciating the setting of such heritage assets on Hampstead Lane is not affected, as these sit on the other side of the road, well away and separated from the structures in question.

For the reasons above the proposal is considered acceptable in design terms and in terms of the character and appearance to this part of the conservation area and setting of heritage assets, for which considerable importance and weight has been given.

Impact on the amenity of adjoining occupiers

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, and states that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

As part of the works here a new condensing unit is to be installed, located at the rear of the building, adjacent to the garden boundary wall, located within a bin compound. A Noise Assessment was submitted with the application for the purposes of assessing such a piece of equipment.

In line with the relevant BS standard (BS 4142), the report outlines that the rating noise levels at the nearest residential receptor will be lower than the representative background noise level during all periods of operation. Given the noise limit of 5 dBA below the representative background noise level will be met, this aspect of the proposal will not affect neighbouring amenity. The nearest noise sensitive receptors to the proposed new plant are the residential properties known as Esterel, located approximately 8m to the west, and The Red House, approximately 38m to the east. A condition is imposed to ensure compliance with the noise report.

The siting of the new physical structure will have no impact on the residential amenity in respect of the properties on Compton Avenue, in terms of light and outlook.

Overall, it can be demonstrated that there will be no unacceptable harm to the living conditions of neighbouring residents. As such, the scheme is considered to be in accordance with policies outlined above.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

5. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

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

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

- 2 The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity

- 3 Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4 The noise level from the condensing unit shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

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