



Officer Report

Application Number:	HGY/2023/1890
Application Type:	Householder planning permission
Address:	34 Grand Avenue, Hornsey, London, N10 3BP
Proposal:	Additional front lightwell, reductions and underpinning of existing lower ground floor to allow garden access for additional living space. Addition of a garden store at lower ground level.
Case Officer:	Josh Parker
Valid Date:	14/07/2023
Applicant:	Imogen Taylor
Agent:	Paul Lofthouse

RECOMMENDATION

Approve with Conditions

1. Site and surrounding

The subject property at 34 Grande Avenue is a two-storey front, three-story rear mid-terraced building in use as a single dwelling. The area is comprised of other residential Edwardian styled buildings comprised of red brick. The dwelling house is located within the Muswell Hill conservation area.

2. Proposed development

The application is proposing the following works:

- addition of front lightwell,
- reductions and underpinning of existing lower ground floor to allow garden access for additional living space.
- Addition of a garden store at lower ground level.

3. Site history/enforcement

The planning history and recent enforcement of the site has been taken into account when coming to this decision. Neighbouring properties have received permission for extensions, dormers, basement works and other alterations.

4. Consultation

LBH Conservation - No comments were received.

5. Local representations

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

Objections:0

Support: 0

Additional questions: 1

Additional questions: There is no objection but however clarification on the scale of the garden store and reassurance that it won't be built on to the party wall or be used as an extension to the house with a roof terrace. Both 34 and 36 have had subsidence issues and 36 has an active claim and mitigation works pending so careful party wall work will be needed.

Response: dimensions of the garden store are as set out on the drawings (Drawing No. GA, 440 & 550). Additionally, all basement and excavation works on the boundary will be conditioned to be over seen by a structural engineer.

6. Material planning considerations

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of Muswell Hill conservation area,
2. Basement works;
3. Impact on amenity;
4. Accommodations standards.

Design and heritage

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The works propose reductions and underpinning existing dwelling to create additional accommodation under the existing ground floor. Works involve a new access/natural lightwell constructed to the rear and a small lightwell to the front. Both existing front accesses though the front door and to the lower ground floor are to be retained. Introduction of the front lightwell and railing would be the only alterations to the front elevation, with a moderate depth of 1m from the front bay sash windows, which allows the lightwell windows to follow the layout of the sash bay windows above.

The railings are simple metal railings, similar to examples at No. 26, 30 and 42 on the same terrace. As such, the works to the front elevation are modest and follow other examples on the terrace and therefore would not cause harm to the street scene of the conservation area.

Moreover, there is proposed garden shed to be constructed to on the new access to the rear. This recesses the access back a little to allow additional light and create the space for storage and the party. This storage and associated works to the rear much like the works to the front is again, modest and subordinate and therefore acceptable from a design lens.

The proposed works are modest and sensitive in nature and will enhance the conditions of the dwellinghouse with the introduction a better layout and additional space. The scheme is acceptable when assessed against the aforementioned policies leaving the character and appearance of the conservation area preserved.

Basement works

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.

DPD policy DM18 ('Residential Basement Development and Light Wells') 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 not to adversely impact the amenity of adjoining properties or the local natural and historic environment.

London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.

The building has an existing lower ground floor to the front. A Basement Impact Assessment (BIA) has not been submitted with the application however we can see other examples of similar works in the terrace in 2022 at no.28 Grand Avenue (ref: HGY/2022/2106). As shown on the submitted drawings there is already an existing basement and underpinning along the rear section of the party wall with no.36. The proposal is to lower the floor level in part of the basement and underpin the other walls around the lowered floor area.

The western neighbour has asked further questions on the scale and stability of the works, namely on the shed constructed on the boundary. The concern is with the works on the party wall would undermine the neighbouring site and that all party wall works should be carefully undertaken.

It is important to bear in mind that this is the least complex type of retro-fit basement development, as opposed to a new single level basement, multi-level basement or the large basement projecting into a garden. Mindful of the existing void space here, the differential between the existing and proposed foundations will not be significant. Such works do not represent a significant structural stability hazard, on the grounds of using industry standard underpinning in advance of the excavation below the current void.

Such works to the party wall would in effect be very similar to typical underpinning works/foundations repair, where foundations are taken below the swelling and shrinkage zone of London Clay, so as to reduce the risk of damage caused by the water consumption of trees in a shrinkable soil as well as due to normal seasonal movement.

The site is not within a Critical Drainage Area and therefore there is no obvious risk of flooding which is a large component of Policy DM18. The works here are largely contained within the existing footprint of the house. As such as there is only a very modest increase in the proportion of hard surfacing on site, meaning surface water discharged to the ground will not be adversely affected.

Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. In specific the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In this instance a condition is being imposed to ensure that works are overseen by a suitably qualified engineer.

Amenity Comments

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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

As mentioned above, the extensions to the rear are of a moderate size, and the bulk of the garden shed/ outbuilding would be well below all boundary structures. As such, the works do not present issues for neighbouring amenity.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Accommodations standards

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. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

As mentioned above, the proposed excavation is of modest nature by restricting most works to the footprint of the building and extending an existing basement. The proposal will result in 2 additional habitable rooms. As such, the full height window at basement level to the rear new habitable room is considered sufficient and the front new habitable space has a decent lightwell therefore the natural light would be sufficient.

This space is proposed to used ancillary to the existing dwelling and currently there is no kitchen space that would make it self-contained. Accordingly, the proposed additional accommodation is considered acceptable and will create additional space at ground floor level.

Conclusion

The proposal is considered acceptable in design and heritage terms. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. Community Infrastructure Levy

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. Recommendation

The application is recommended for approval subject to 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 hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

- 3 No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey 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.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.