

20 PRIORY GARDENS HIGHGATE, LONDON

PLANNING STATEMENT

2024



REV A

JAN 2024

20 Priory Gardens, Highgate

EXECUTIVE SUMMARY

We are seeking to attain permission for minor amendments to an existing planning consent at our site, located at 20 Priory Gardens, London.

Primary changes to the consented scheme, Ref; HGY/2022/O872 include:

- Increasing the depth of the proposed ground floor rear extension from 3.0m (as consented) to 3.5m.
- Change to rear elevation (ground floor) replacing a consented window opening with a door [adjacent to new rear ground floor extension].
- Proposed finishing material change to dormer finish from tiles to a zinc metal finish (akin to neighbouring plots). Size and depth of dormer retained (as consented).

We believe the above minor changes to the consented design are minimal and applicable for approval, defined as MINOR MATERIAL AMENDMENTS.



20 Priory Gardens, Highgate

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2O Priory Gardens, Highgate

1.0 INTRODUCTION

Brass Architecture have been appointed to re-appraise, develop and execute works on-site for the proposed alterations and redevelopment of 2O Priory Gardens, Highgate, London.

There has been a recently submitted and approved application at the application site:

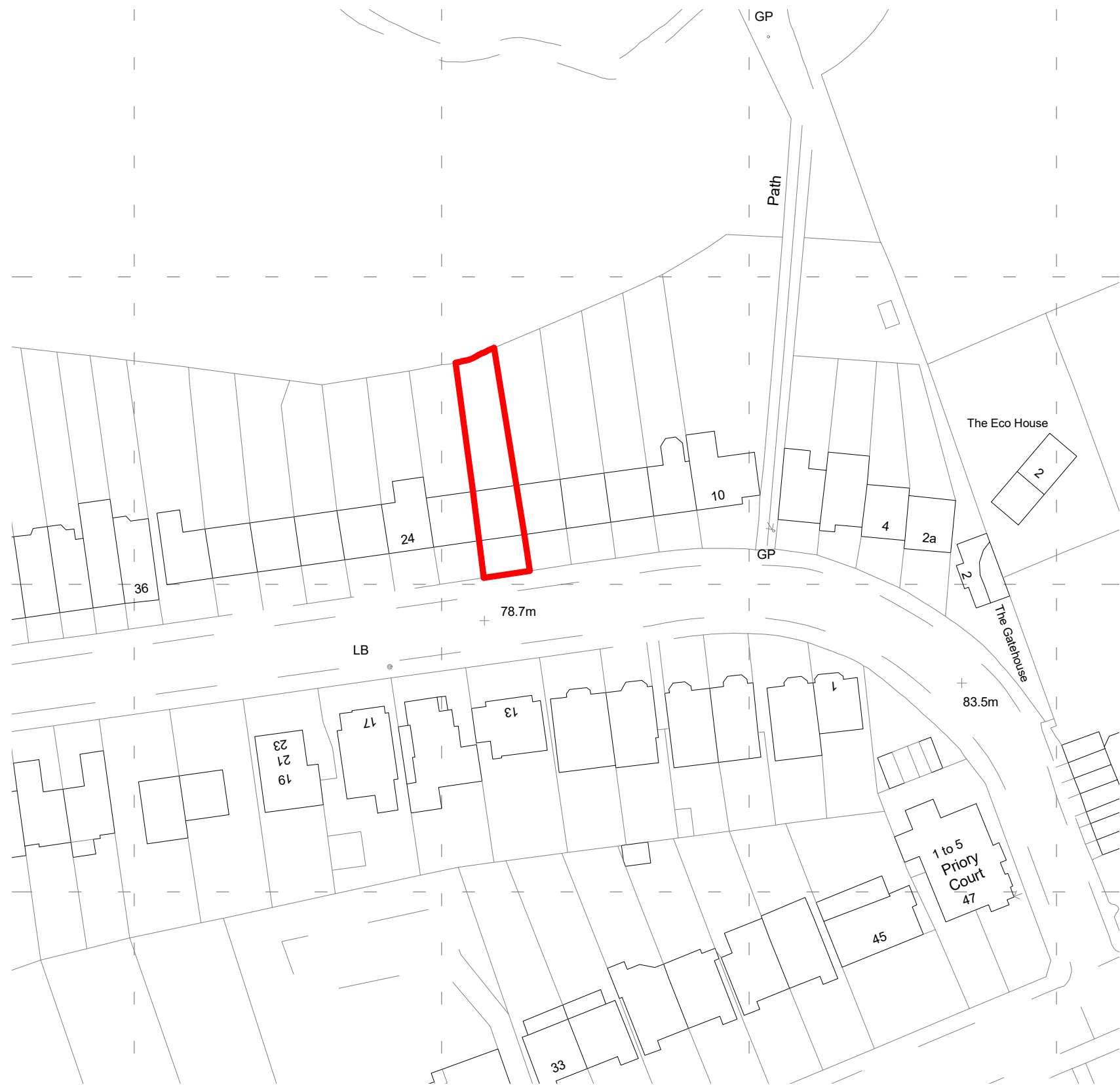
Haringey LPA (Ref: HGY/2022/O872).

Following our appraisal of the consented proposals, Brass Architecture contacted Haringey LPA officers with a view to revisiting the scheme (planning) bringing forward a slightly revised scheme.

Based on the nature of the desired amendments, we are proposing a minor amendment to the original application be considered for approval (consent) by the LPA.

This planning statement summarises the approach of our appraised scheme, taking into consideration relevant planning policy and local precedent.

2.0 EXISTING SITE



SITE LOCATION MAP (NTS)

20 Priory Gardens, Highgate

2.0 EXISTING SITE



EXISTING SITE - SATELITE IMAGES (NTS)



EXISTING SITE PHOTOGRAPHY (2023)

20 Priory Gardens, Highgate

3.0 PLANNING HISTORY

3.1 EXSITING APPROVALS

Ref: HGY/2022/O872 20 Priory Gardens London N6 5QS

Under review of planning history we note that the original submission for the HGY/2022/O872 application proposed a rear ground floor extension design greater in height and depth.

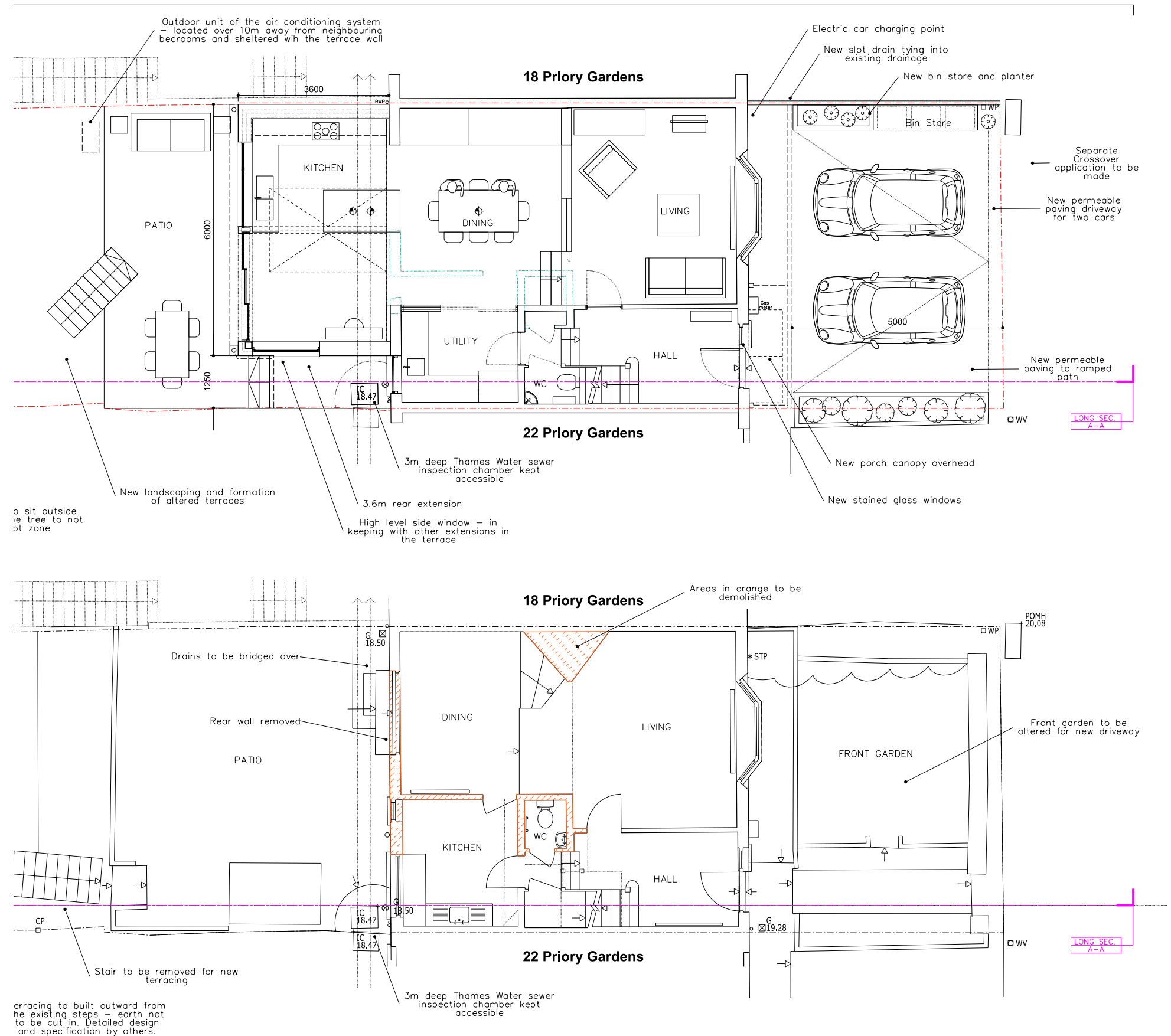
During determination, it was requested by the allocated case officer that this be reduced to an amount that would be permitted under lawful development:

- Proposed 3.6m depth extension reduced to 3m.
- Proposed extension height reduced to 3m at eaves.

As we have begun to technically develop the approved scheme it has become apparent that the reduced depth of the rear extension has a substantial impact on the on the desired interior arrangement achievable.

Our analysis of the case officers requests (the previous application) highlights that the change to the scheme and reasonings for, are flawed.

Brass Architecture are familiar with the area of Highgate Priory Gardens, having historically worked on a nearby property #88 Priory Gardens where a larger rear ground floor extension was approved in 2020 (Ref: HGY/2020/O395).



20 Priory Gardens, Highgate

3.0 PLANNING HISTORY

3.2 LOCAL PRECEDENT

Ref: HGY/2020/O395 88 Priory Gardens

Proposal:

Demolition of existing rear wall and erection of single storey ground floor rear extension, erection of outbuilding, erection of rear dormer and installation of 2 front roof-lights.

Decision: Approve with Conditions

Date: 08/04/2022

In 2019, Brass Architecture were appointed to design alterations to #88 Priory Gardens, a 1930's two storey mid terrace house of the same character, scale and volume and located on the same street side as #20 Priory Gardens.

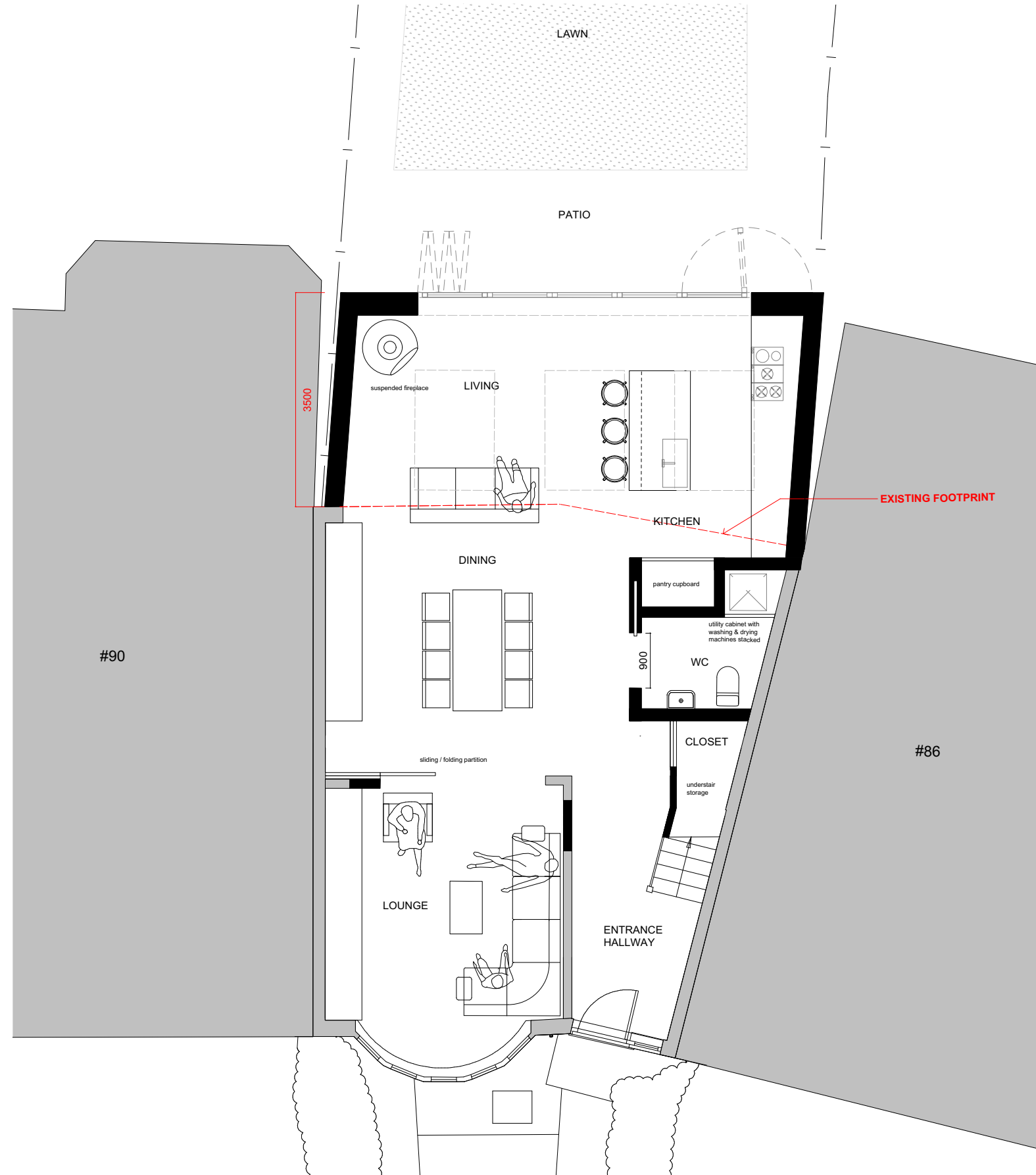
The original application information sought approval for a rear extension of 4m in depth. It was requested by the case officer that this be reduced to 3.5m during the determination period – This being deemed as acceptable in terms of impact on neighbouring amenity and in keeping with local character.

We note the proposals at #88 Priory Gardens involved a full width rear ground floor extension with neither a space being provided between the neighbouring demise or the benefit of a ground level increase that is present at #20 Priory Gardens.

FURTHER LOCAL EXAMPLES OF GROUND FLOOR REAR EXTENSION EXCEEDING 3M.

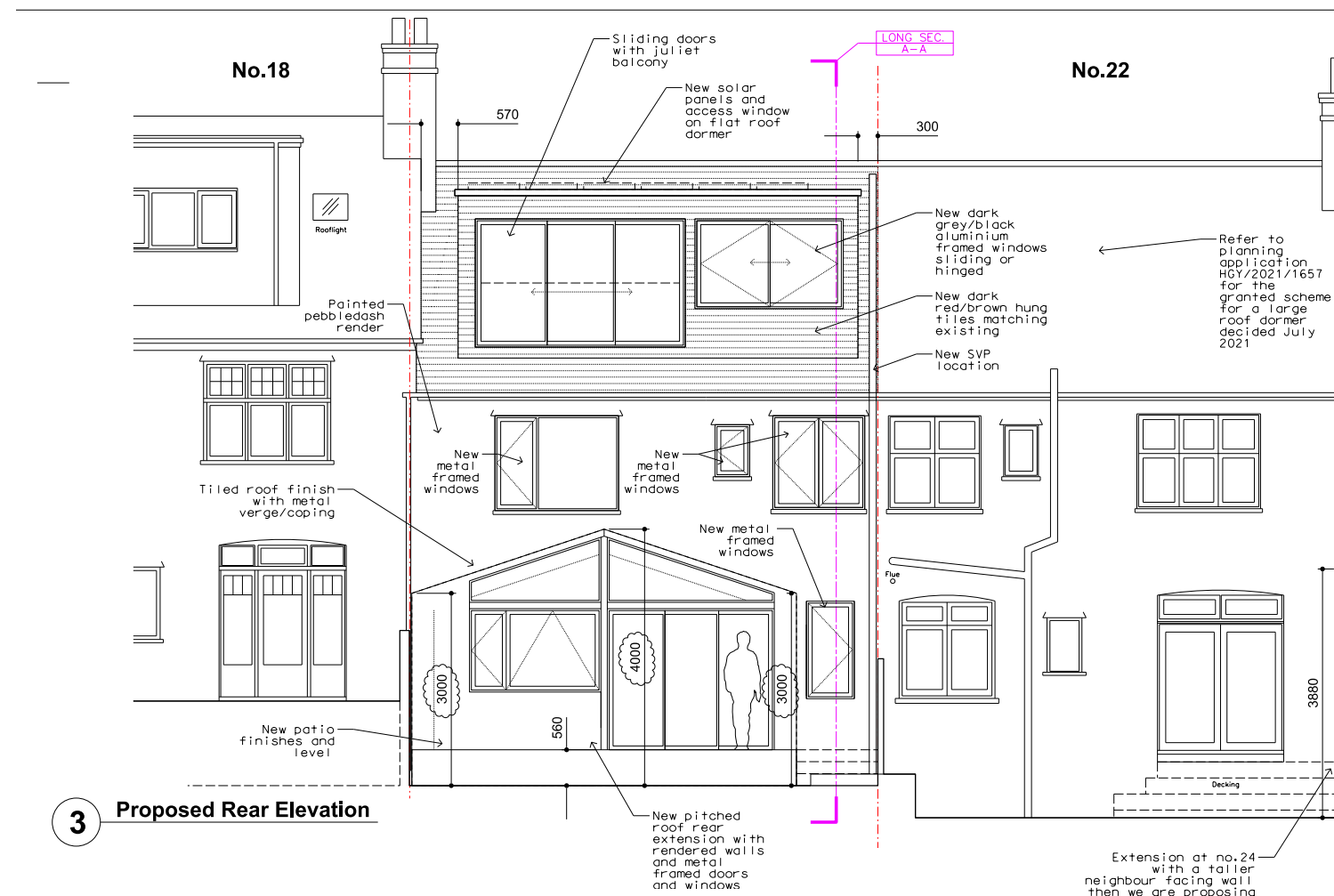
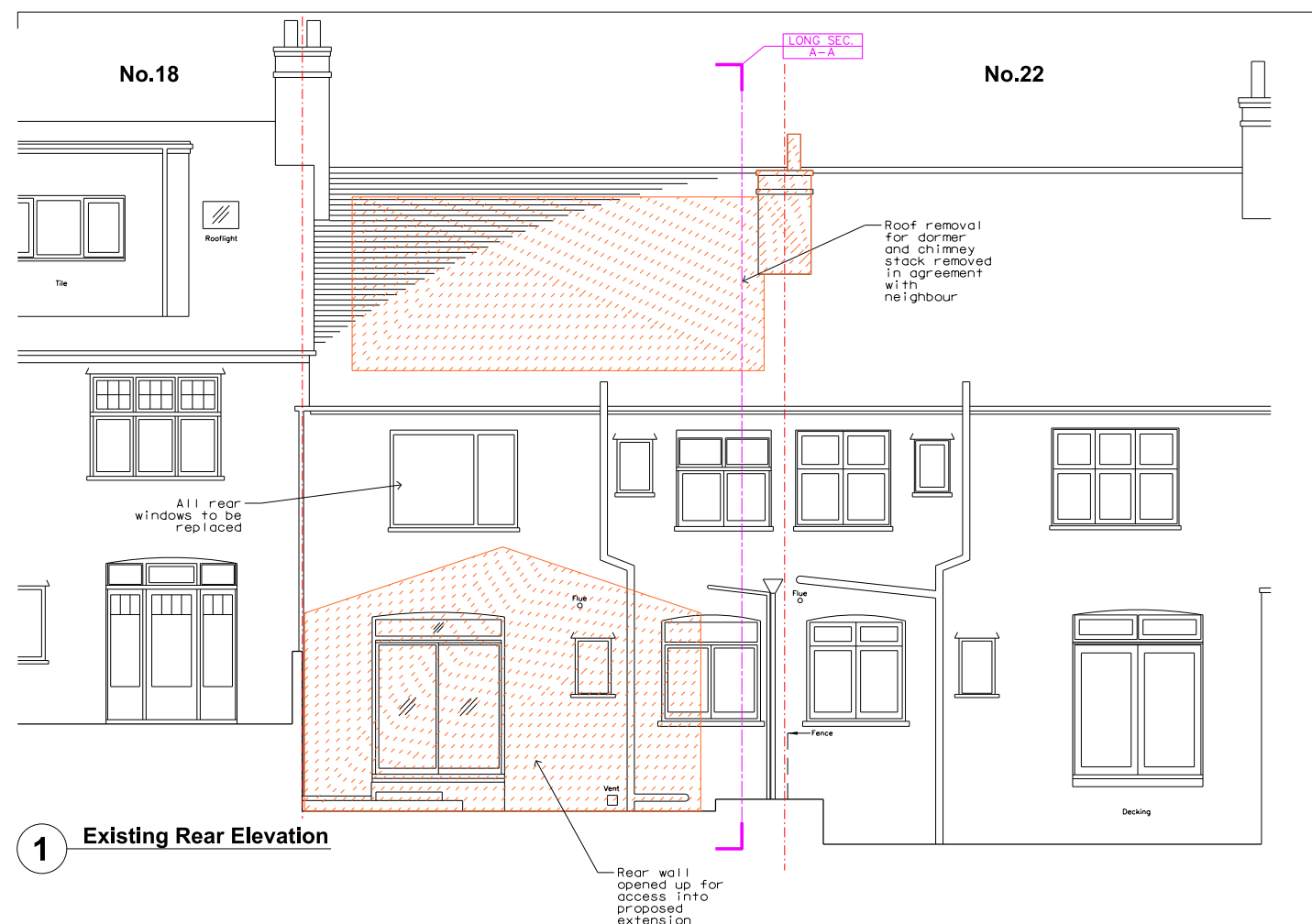
*Note: Dimensions taken from ordinance survey information – See 'P OOI - SITE LOCATION PLAN'

- #3 Priory Gardens – Approx. Depth 3.800m
- #10 Priory Gardens – Approx. Depth 4.269m
- #12 Priory Gardens – Approx. Depth 4.180m
- #24 Priory Gardens – Approx. Depth 3.447m
- #34 Priory Gardens – Approx. Depth 3.678m



20 Priory Gardens, Highgate

4.O APPRAISAL AND PROPOSALS



EXISTING AND PROPOSED GROUND FLOOR PLAN [REV F - APPROVED 3m EXTENSION] (NTS)

The reasoning by the case officer for the original amendment request related to concerns on impact to neighbouring amenity. During our design appraisals, Brass Architecture have developed 3D modelling of the site and carried out studies to review the 'impact suggested' including a sun path analysis. We have compared the approved 3m rear extension depth with a revisited increased depth of 3.5m (smaller than 3.6m originally proposed).

Concerning the immediate neighbour to the west #22 - We note the proposed rear extension does not take up the full width of the property footprint providing a clear space between the extension and #22's rear garden fence line.

It should also be noted that raised decking has been installed at #22 rear garden.

Factoring in the reduced height of the extension, the nature of the massing (apex roof) and the inclusion of a 1800mm fence on this site boundary - it is not evident that the increased 3.5m depth will have a greater impact on existing amenity than the approved 3m.

Concerning the immediate neighbour to the east #18 - We note there is a significant ground level increase between our site and adjacent properties. You will note from site photographs and drawings that the entire terrace from ground to roof level steps up at this point (based on the measured survey information

we have received approximately 1316mm above our application site). Factoring in the level difference and again the reduced height of the extension, the nature of the massing (apex roof) and the inclusion of a 1800mm fence on this site boundary it is also not apparent that the increased 3.5m depth will have any greater impact than the approved 3m depth.

Examples of extensions exceeding 3m are evident along Priory Gardens with a LPA case officer concluding; "the proposed rear extension would only project 3.8 metres in depth and given that it would only be single storey, it would appear subordinate within the context of the rear elevation and main building".
March 2017 No.3 Priory Gardens.

20 Priory Gardens, Highgate

4.0 APPRAISAL AND PROPOSALS

We note there is historic mixed feedback per application along the street and as highlighted, other properties have been awarded consent for extensions above +3m.

Our appraisal studies indicate that when taking into consideration the site circumstances, as outlined, we do not believe it can be suggested that an additional depth of 500mm to the proposed ground floor extension at our application site - will have significant impact on existing neighbouring amenity (of immediate neighbours) as advocated by the case officer historically.

We believe the 3D massing studies provided supports this and we would be satisfied to provide further information if required.

Factoring in local precedents combined with our site analysis (massing studies at application site 20 Priory Gardens), we feel that the request to reduce the depth of the proposed ground floor rear extension (at 3.6m depth) from the case officer historically (who we now believe is no longer with the LPA) as flawed.

Case Officer Historic Feedback.
Toby Williams | Assistant Planning Officer

“we would still not support the current dimensions of the proposed extension as it will have a significant impact at this boundary. It is also worth noting that the massing of the extension would be disproportionate to the host building and would not remain subordinate which would be a reason for refusal by its own merit”.

We do not agree that a rear extension at 3.6m depth (as previously submitted) or at 3.5m (as proposed enclosed) has significant impact on the boundaries of the site above the 3m depth approved.

We now wish to request a 3.5m depth rear extension depth be considered for approval (in line with the submitted revised drawings) whilst maintaining the reduced requested height as previously consented.

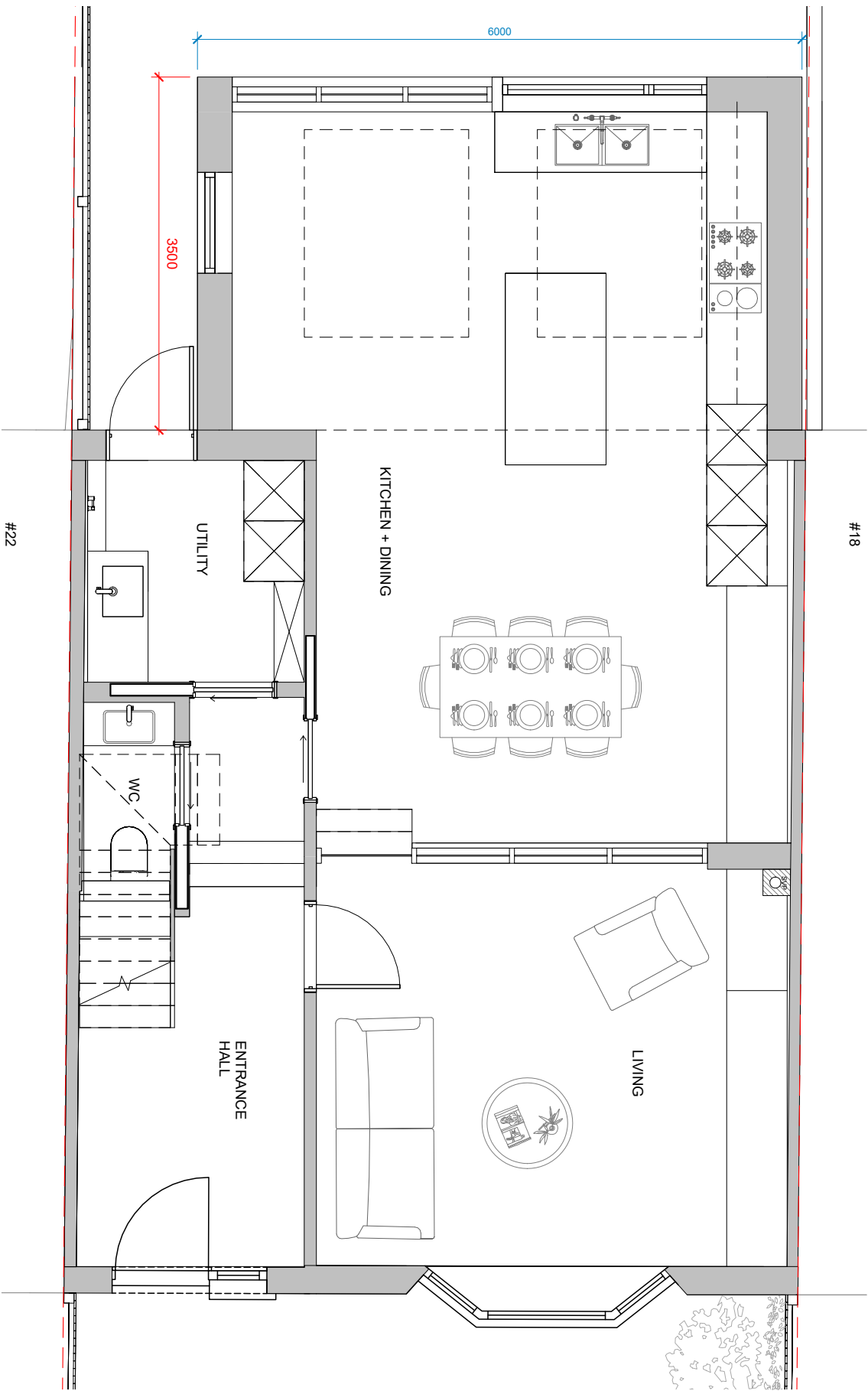
We include sun studies overleaf to communicate the proposed 3.5m depth has no overbearing to immediate neighbours - i.e. enclosure, overlooking and overshadowing.

The studies clearly indicate that the extension (at 3.5m depth) has no adverse impacts to either site boundary - above the approved depth of 3m.

Put simply, we wish to gain an extra 500mm to improve internal returns and simplify the onsite delivery of the scheme. We believe the commentary and submitted information indicates this change as non-contentious and seek for the LPA to agree and approve accordingly.

- Roof height and design as approved.
- 500mm increase in depth of rear extension.

PROPOSED GROUND FLOOR PLAN [3.5m EXTENSION] (NTS)



20 Priory Gardens, Highgate

5.0 MASSING STUDIES



Sun study_December 21st 6am [PROPOSED 3.5m EXTENSION] (NTS)



Sun study_December 21st 11am [PROPOSED 3.5m EXTENSION] (NTS)



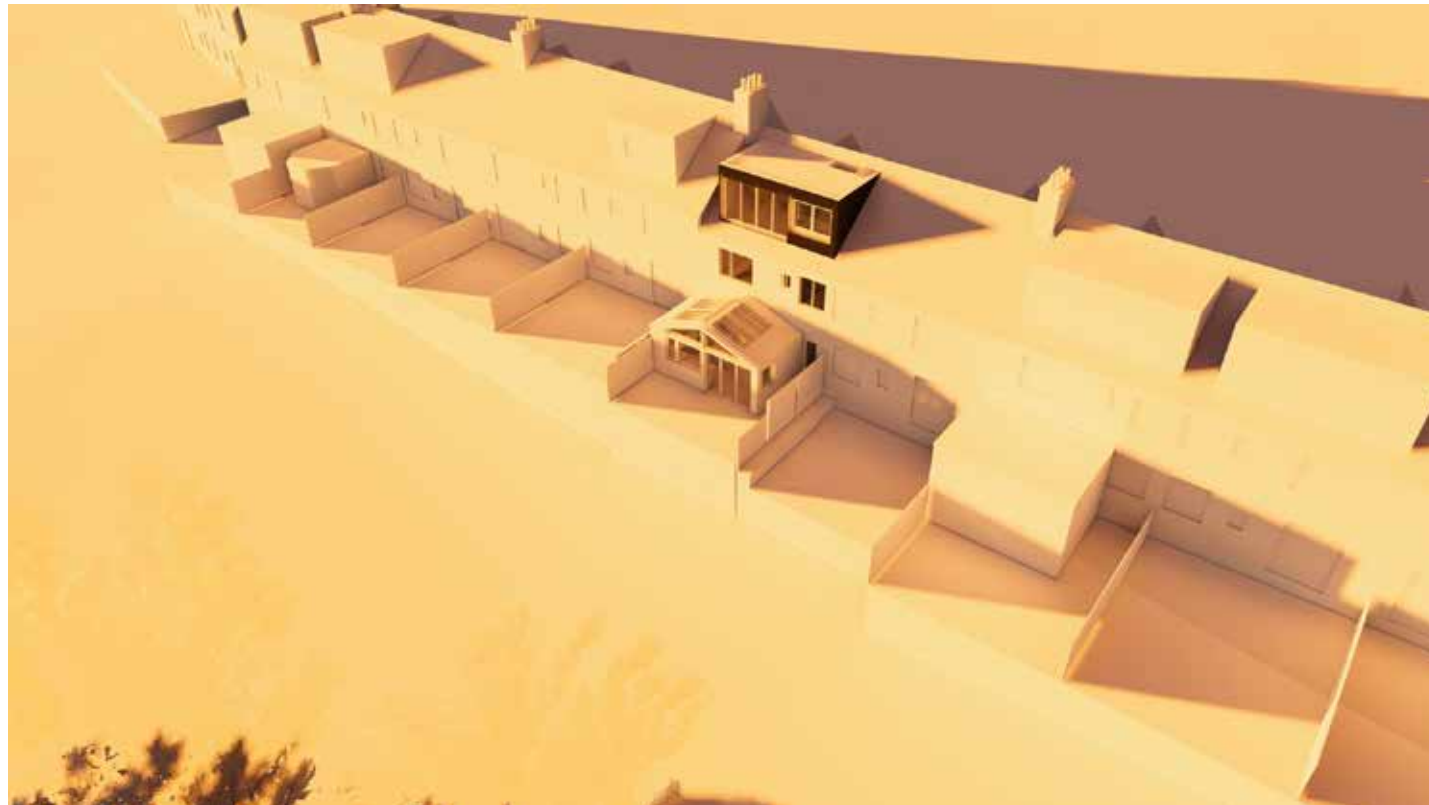
Sun study_December 21st 4pm [PROPOSED 3.5m EXTENSION] (NTS)



Sun study_December 21st 9pm [PROPOSED 3.5m EXTENSION] (NTS)

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5.0 MASSING STUDIES



Sun study_June 21st 6am [PROPOSED 3.5m EXTENSION] (NTS)



Sun study_June 21st 11am [PROPOSED 3.5m EXTENSION] (NTS)



Sun study_June 21st 4pm [PROPOSED 3.5m EXTENSION] (NTS)



Sun study_June 21st 9pm [PROPOSED 3.5m EXTENSION] (NTS)

20 Priory Gardens, Highgate

6.O PROPOSED ZINC MATERIALITY

Priory Gardens and wider area include a number of contemporary dormer extensions at upper level including metal finishes such as zinc.

Our enclosed proposal seeks to change consented tile finish to metal zinc finish; please note, no change to volume or size of the dormer extension (as consented).

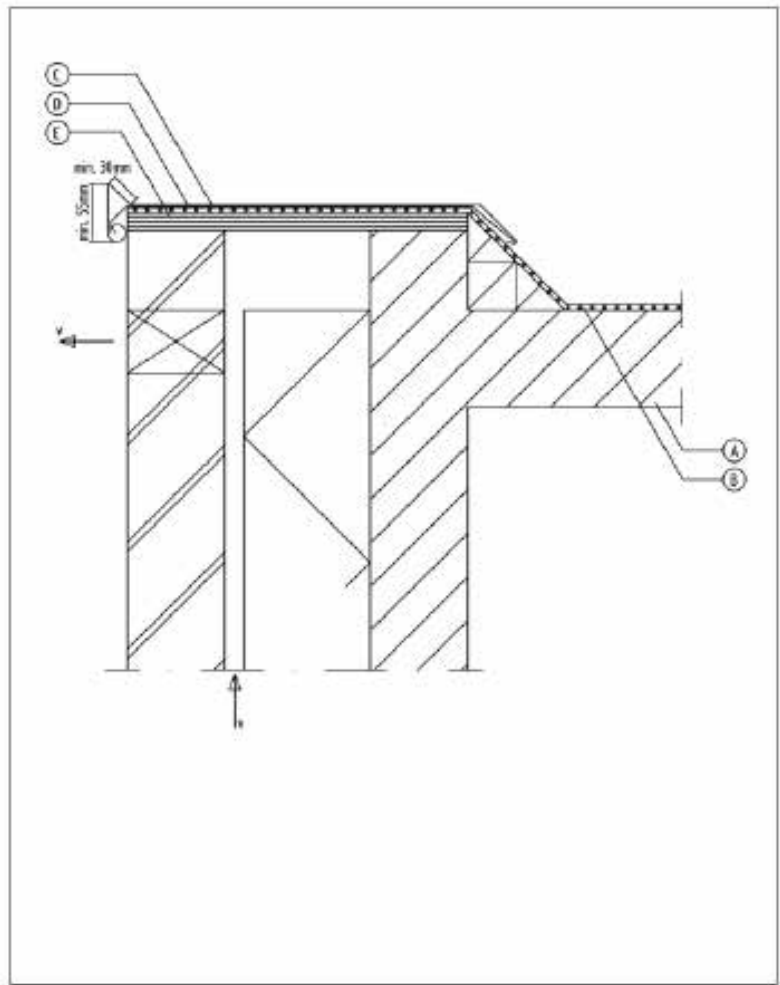
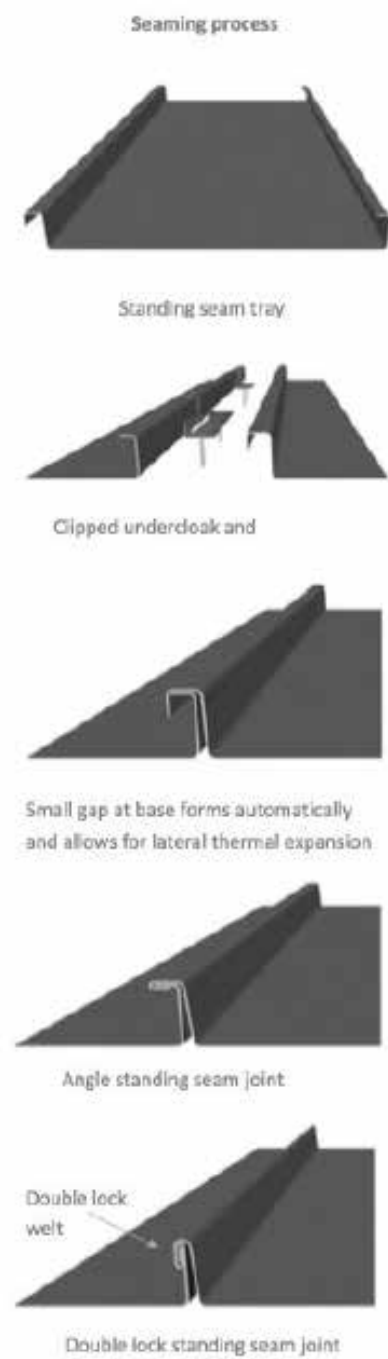


Figure 7.2.3 Wall coping with ridge



#86 Priory Gardens Rear Dormer Extension



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