



Officer Report

Application Number:

HGY/2023/0692

Application Type:

Full planning permission

Address:

40 Bancroft Avenue, London, N2 0AS (Site rear of 40-42 Bancroft Avenue access via Great North Road)

Proposal:

Conversion of a studio garden room, office and break out space in former garages (accessed via Great North Road) into a single-family dwelling, including the extension of the existing first floor and erection of a two storey infill extension of the western side of the building. (AMENDED DESCRIPTION)

Case Officer:

Mercy Oruwari

Valid Date:

10/03/2023

Applicant:

Jeffrey and Carmen Gould

Agent:

Ms Carolina Aivars

1. SITE DESCRIPTION

- 1.1 The application site relates to former garages belonging to No 40 Bancroft Avenue N2, located at the back of the very deep rear garden to this property, adjacent to Cherry Tree Allotments. Historically three lock-up garages were converted and extended into a break-out space and home office incidental to the enjoyment of the main house. Permission was granted for use as an occasional studio/garden room which included a first-floor extension with a gallery level.
- 1.2 The gallery level has at some point been turned into a bedroom. Although there is no permission for this, in 1973 consent was given for a bedroom, however, this was before the construction of the first-floor level so would likely have been on the ground floor. The host building is accessed via a service road that runs along the side of Highgate Edge and leads to the entrance to Cherry Tree allotments off Great North Road. The site is not within a conservation area.

2. THE PROPOSAL

- 2.1 The proposal is for the conversion of this studio garden building (former garages) at the rear of the gardens of No 40/42 from incidental accommodation into a single-family dwelling. The conversion includes extending the existing first-floor at the rear and erecting a two-storey infill extension on the western side of the building facing into the host garden.
- 2.2 The application as submitted was for 4x bedrooms (1x bedroom suite on the ground floor/3x smaller rooms in the extended part of the first-floor). This has been revised and reduced to 2x bedrooms on the first floor (1x suite in the existing part of the building and 1x suite in the proposed extended part of the first floor).

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- PRE/2019/0206 - Householder pre-application advice in respect of a proposed development works to extend the building and convert into a single family dwelling.
- HGY/2001/1136 - Levelling of roof to three garages at the rear and alterations to elevations. Approved with conditions 18/09/2001
- HGY/1999/0315 - Conversion of three lock-up garages into an occasional studio/garden room including erection of first floor extension. Approved with conditions 19/10/1999
- HGY/1958/0023 - Erection of lock-up garages for 4 cars. Approved with conditions 31/10/1958

4. CONSULTATION RESPONSES

- 4.1 The following consultation responses and representations were received.

LBH Transport Team

- The site has moderate public transport accessibility (PTAL=3) and is not located within a CPZ but the host property is located within a CPZ.
- The development site access is via a private road off A1000 Great North Road.
- The proposals include provision for one car park space (retained). Clarification is required regarding parking spaces retained for the host property (40 Bancroft Avenue).
- Cycle parking provision for two bicycles is required to meet London Plan minimum standards. The cycle parking must be sheltered, secure and accessible. Please refer to LCDS for further guidance.

LBH Waste Management

- The Design and Access Statement outlines where the waste and recycling bins will be located and then moved to the entrance of the lane for collection day.
- Matter discussed and confirmed in respect of collection arrangements for this location and accessibility to the site. It has been confirmed that waste and recycling would be collected through the same vehicles that collect refuse from the existing Highgate Edge block. Refuse will be wheeled and left at the barrier gates for collection as instructed by the contractor Veolia.
- It has also been suggested that keys can be made available to access the gate to allow the crew to reverse if required.

Local amenity groups

The following local groups/societies made representations:

- The Highgate Society
- Resident Highgate Edge
- Cherry Tree Allotment Association

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

- No of individual responses: 19
- Objecting: 19
- Support: 0

The following issues were raised in representations and are addressed further on in this report or below:

Principle:

- Sets a poor precedent against policy DM7 and policy DH10 (HNP) regarding backland developments/infill.
- The approval in the 90s was for the studio/garden room to remain ancillary to the main house and not to be used as a separate dwelling.

Design & Character:

- The location and angle of the new residential dwelling and the garden would not be in keeping with the family orientated properties in the area.
- The size and scale of the proposed building as a 4 bed dwelling would be similar to the existing 40 Bancroft Avenue dwelling.

- This would create an imbalance between the primary and proposed secondary residential buildings.
- This would represent an overdevelopment of the existing site and over-intensification of use of the premises.
- The combined green space lost from the proposed development at No 40 and the approved scheme at No 42 would be notable. These developments would represent 'garden grabbing'.

Amenity:

- The size of the new first floor would be overbearing and oppressive towering over neighbouring gardens.
- The angle of proposed windows would overlook neighbouring gardens (No 38 and the conservatory/bedroom window of No 36).
- The scale of overlooking would be intensified in the autumn/winter months when the trees have less foliage.
- No prevention of trees being removed at a later date, further reduce any form of screening.
- If the application is approved the proposed removal of the trees should not be carried out.
- A condition should be imposed for the planting and maintenance of additional tall, mature/evergreen trees along the rear border of 40 Bancroft Avenue to further mitigate the concerns of overlooking and loss of privacy for the neighbouring gardens.
- Potential of increased overshadowing for No 44 if the roof is widened.
- Noise from site as a permanent residential unit both from everyday living and from waste collection.

Access & Parking:

- Right of way restrictions would make it difficult to function as a family home both during construction and everyday living.
- Substantial increase in transit via the access road as a family dwelling.
- Highgate Edge grounds will be used for rubbish collection.
- Certificate A not suitable as indicates applicants owns the access road. Application is invalid.
- The road is insufficient for cars to turn.
- Concerns were raised regarding any restrictions to the access to the allotments especially during building phase if approved.

Non-Material Planning Considerations:

- Nuisance with the noise during construction, disruption and obstruction to the right of way.
- Implications to health from dust, pollution etc for housebound sick residents in Highgate Edge closest to the site
- Potential damage to the access road and vegetation is a concern.

5. PLANNING CONSIDERATIONS

Principle of development

Supply of housing

- 5.1 Providing additional residential units is consistent in respect of Government, London and local plan policies in respect of increasing housing supply and higher levels of density in relation to accessible locations, with both the 2023 National Planning Policy Framework (NPPF) and London Plan putting particular emphasis on 'small site' development.
- 5.2 Paragraph 73 of the NPPF (July 2023) recognises the importance of small and medium sized sites can make in meeting the housing requirement of an area, with these often built-out relatively quickly. Chapter 11 supports the effective use of land. Paragraph 135c seeks to secure development which is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 5.3 The London Plan (2021) sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 - 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum. Policy H1 of the London Plan 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites.
- 5.4 Policy H2A of the London Plan outlines a clear presumption in favour of development proposals for small sites such as this (below 0.25 hectares in size). It states that they should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on them to significantly increase the contribution of small sites to meeting London's housing needs. It sets out (table 4.2) a minimum target to deliver 2,600 homes from small sites in Haringey over a 10-year period. It notes that local character evolves over time and will need to change in appropriate locations to accommodate more housing on small sites.

- 5.5 Taking account of the above, the provision of additional dwellings in this location is considered acceptable in principle, subject to addressing other material planning considerations, as discussed further on in this report.

Loss of ancillary accommodation

- 5.6 The application proposes the conversion/extension of ancillary accommodation associated with No 40 Bancroft Avenue into a separate residential unit. Permission was granted in October 1999 (HGY/1999/0315) for the 'Conversion of three lock-up garages into an occasional studio/garden room including erection of first floor extension'. As part of this permission a condition was imposed which stated, 'That the studio/garden room, hereby approved, shall be used only ancillary to the residential use of the dwelling house at 40 Bancroft Avenue and shall not be used as a separate dwelling unit or for any other purpose'.
- 5.7 While the imposition of this condition is noted such a condition was imposed to exercise control on the use of the structure in the context of planning uses and can in theory be varied if considered acceptable by way of a S73 application or an application for full planning permission, as is the case here.
- 5.8 Given the pressing need for additional housing as reflected in the policy context discussed above, there are no compelling reasons to resist the conversion of this structure into a residential unit.
- 5.9 The land/structure here is distinct in that it is only one of two houses on Bancroft Avenue which has rear access onto Great North Road. The unit of accommodation would be served by the existing access road, for which legal certainty was sought as part of the application process. As per the information provided this access road pre-dates the development of Highgate Edge and as such this access arrangement is a material consideration in determining the suitability of whether an independent dwelling can be achieved here. In considering this application, it is also noted that to the backs to some of the other apartment blocks fronting onto Great North Road there are some backland houses.

Backland/ garden land development

- 5.10 The local plan has a specific policy on backland, infill, and garden land development. Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land but equally the subtext of the policy outlines that for the Council to meet its housing needs, optimising existing built sites may be necessary, but importantly such

development should be of "sensitive design in order not to detract from the character of the street scene, the architectural integrity and scale of adjacent buildings or from residential amenity". Part B of the policy outlines a number of criteria that should be met in relation to infill developments, as set out below.

- a) Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
- b) Provide a site specific and creative response to the built and natural features of the area;
- c) Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
- d) Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
- e) Retain and provide adequate amenity space for existing and new occupants;
- f) Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and
- g) Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

- 5.11 The development here is viewed to be backland development by virtue of where the development would sit (historic garage structures), as well as 'garden land development' by virtue that the application site consists of part of the rear garden to No 40, which is being severed to create such a plot. However, only a small element of garden land would be removed, and the large/ remaining portion would still be attributed to the main house, providing ample amenity space for this dwelling.
- 5.12 As per Policy DM7 where backland/ garden land development is considered acceptable and where no street frontage is provided, such a structure should appear ancillary in nature. In the case here the structure in question would benefit from established access arrangements and would remain subordinate/ ancillary in appearance, in terms of the Bancroft Avenue and Highgate Edge properties. Specifically, the development would still have the appearance of an adapted set of garages, particularly in terms of its frontage.
- 5.13 The scheme is not viewed to conflict with Policy DM7 in so far as this policy relates to garden land, as the footprint of this structure is largely contained to that of the existing structure or Policy DH10 of the Highgate Neighbourhood Plan 2017 in relation to trees and landscaping (as discussed further on in this report).

Design & appearance

- 5.14 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' 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 street hierarchy, building types, forms, and proportions.
- 5.15 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.
- 5.16 Policy DH4 of the Highgate Neighbourhood Plan (HNP) requires rear extensions to be subordinate to and complement the original dwelling. Policy DH5 requires proposals for roof extensions, dormers and rooflights to respect the existing roof form in terms of design, scale, materials and detail.
- 5.17 The character of Bancroft Avenue is that of suburban housing with deep rear gardens, a character which it is accepted is important to protect. To the rear of the application property is Highgate Edge, which has a different character, namely higher density flatted development sitting in extensive grounds, with an access route to Great North Road.
- 5.18 The proposal as revised is to adapt and extend an existing structure and convert the structure into a separate 2x bed dwelling unit with associated demarcation of garden area. The layout would incorporate a parking space for the prospective residents.
- 5.19 The amended plans as revised increase the depth of the existing first floor, with the single storey element (as existing) beyond this being retained. The northern side of the existing first-floor structure would for the most part be retained with 1x rooflight being kept in the same location. The new part of the first-floor structure would have 2x additional rooflights installed. On the ground floor the sole main entrance would be located in the mid-section of the building, whilst

a new obscured glazed window would replace the existing garage door at the far end of the building towards the south-west.

- 5.20 The southern side would be altered from a highly glazed elevation to a mix of brick and a newly installed arrangement of windows. The arrangement would include a single full height glazed door on the ground floor level. The windows and doors on the mid-section of the ground floor would be retained whilst 3x new windows would be installed in the new first floor level.
- 5.21 As part of the development on the western side, a double storey infill extension would be erected squaring off that corner of the building. New windows on both floors would also be installed in this part of the new structure. The final alteration would involve installing 9x solar panels spanning across both the existing and new roofs.
- 5.22 The structure as extended and adapted is viewed to be modest in scale and is notably well separated from the backs of the properties on Bancroft Avenue and from the rear of Highgate Edge, as such not affecting their characters.
- 5.23 The materials to be used for both the main structure and the proposed extensions would incorporate materials to match as closely as possible to the existing building. The walls on the first-floor on the southern side of the building would have a painted render finish. The infill of the openings on the ground floor would be completed in bricks to match the rest of the building.
- 5.24 The frames of the new windows would be double glazed aluminium to match the existing, whilst the doors would be powdered coated aluminium. The new roof on the north side of the building would be clay tiles to match the existing. Lastly the roof-lights would sit flush in the slope of the roof.
- 5.25 Based on the specific factors of this site an independent residential unit can be accommodated within the application site. It would not have a discernible impact on the character and appearance of this area. Along with the extensions and alterations to this structure being acceptable in design terms, it would also be in accordance with the policies outlined above.

Standard & quality of accommodation

- 5.26 London Plan (2021) 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. The government's 2015 'Technical housing standards – nationally described space standard' (NDSS) is also relevant.

- 5.27 The development will provide a single residential unit with 2x bedrooms. The size of the unit would adequately meet the minimum area standards as required by the London Plan (198sq.m). Both bedrooms on the first floor adequately exceed the standard for the size of double bedrooms (bedroom 1 - 27.6 sq.m/ bedroom 2 - 27.5 sq.m). There would be a lounge and a separate family room plus a sizable kitchen diner on the ground floor level, along with a WC and study.
- 5.28 The amenity space carved out of the garden of the main property is suitable without depleting the garden space retained for the house. All habitable rooms would have access to windows to provide enough sunlight/daylight as well as provide a suitable outlook.
- 5.29 The standard and quality of this unit of accommodation is therefore acceptable.

Impact on neighbouring amenity

- 5.30 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.
- 5.31 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 the amenity of neighbouring residents. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.
- 5.32 The site here is enclosed by relatively high boundary fences and in part screened in views by landscaping and vegetation within the garden, however it is accepted the current structure is in part visible from the adjoining gardens to the south such as No 38 and No 36.
- 5.33 In terms of the Bancroft Avenue properties there would be a high degree of separation between the back of this dwelling and these properties,

approximately 40-45 metres. Existing vegetation and the presence of intervening fences would in part serve to screen the structure, when viewed from the rear windows to the properties of Bancroft Avenue. In terms of the Highgate Edge flats, the intervening distance is such that this adapted structure will not affect their amenity including any additional noise generated as a residential unit.

- 5.34 It is accepted that with the extension of this structure and the associated side fenestration to the side facing No 38, this presents a degree of change in relation to the current amenity and privacy enjoyed by the occupiers of Nos 38 and 36 in relation to the rear section of their respective rear gardens. However, in the context of the existing structure and its fenestration and the position of the building 11.4 metres away from the garden boundary of No 38, such an arrangement is not viewed to be problematic, so as refuse permission or argue material harm to amenity.
- 5.35 Along this boundary there is already a reasonable amount of screening. However, a condition would be imposed for the planting of supplementary trees and shrubs to provide additional screening adjacent to the boundary with No. 38, and the new garden boundary at the rear of No 40 Bancroft Avenue for the proposed converted dwelling.
- 5.36 In terms of impact on daylight and sunlight, because of the spacious nature of the garden the proposal poses no issues, nor will such a structure have an overbearing impact. The issues raised regarding overshadowing is equally not a concern given the spacious nature of these sites with the upper floor extension being no wider than the existing ground floor footprint, as well as being reduced in size during the application process.
- 5.37 It is accepted that there will be some degree of inconvenience/disturbance associated with construction, however such impacts will not be significant given the limited extensions to this structure as well as the sizable separating distances between the properties here. It is important to highlight that also there would be no justification for refusing planning permission on this basis as this is not a material planning consideration, with rather the Control of Pollution Act 1974 providing safeguards in respect of construction site noise.
- 5.38 Consequently, the proposal would not be unacceptably harmful to the neighbour's living conditions.

Trees & Landscaping

- 5.39 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals. DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.
- 5.40 No trees are proposed to be removed as a result of the works here. As reflected above, the planting of supplementary tree and shrub planting to provide additional screening adjacent to the boundary with No. 38 and new garden boundary with No 40 Bancroft Avenue is being required.

Parking & transport

- 5.41 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 5.42 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

Transportation/Parking

- 5.43 Pedestrian and vehicular access to this development would be via the private access directly off Great North Road. The Site has a PTAL rating of 3, given its close proximity to East Finchley underground station and bus services, as such, future occupiers of the development would not be solely reliant on the use of a private car. However, given that the converted space is for a single-family sized unit, the retained parking space would be adequate. The part of the road adjacent to the site to the north is already used by the Cherry Tree Allotment owners/users. This road is therefore sufficient for the reversing of any standard vehicle/van.
- 5.44 Further sustainable transport arrangements include the adherence to London Plan requirements for on-site cycle parking provision. Cycle parking is shown in

the submitted ground floor plan. Specifically, a total of 2 secured and covered long stay cycle parking spaces are proposed to be provided. The cycle storage would be adjacent to the refuse store at the rear of the site next to the retained parking spot.

Construction Management

- 5.45 As reflected above the extent of construction in terms of additional volume being added to this structure is minimal, however given the site's location next to an access road serving Cherry Tree Hill Allotments as well as taking account of access from Great North Road and shared use of the access road by the residents of Highgate Edge, it is required that a Construction Management Plan (CMP), proportionate in scale to the nature of this project, be provided.
- 5.46 This should provide information in relation to the programme of works, traffic and parking arrangements, storage of plant and materials and measures to ensure continued and safe access and movement for users of the neighbouring allotments and Highgate Edge residents.

Access for emergency services

- 5.47 Although acknowledging that fire safety compliance is a matter for Building Regulations, Policy D12 of the London Plan requires all major proposals to submit a Fire Statement. A Fire Statement has not been submitted here as this is a minor application, involving adaption to an existing structure.
- 5.48 As per the existing access arrangements for this site and current structure on site, a fire appliance can reach this site, within turn the inner elevations to this structure also being possible to access by hose pipes. As such there are no obvious impediments as to why the requirements with respect of fire safety/ Building Regulations cannot be met, with this being a matter needing to be fully considered at the detailed design/ building control stage of such a project.

Right of way (Land adjacent to building/Access from Great North Road)

- 5.49 Concerns have been raised regarding the access arrangement/right of way of the land adjacent to the site on the southern side of the building and the access road leading from Great North Road. Although this would be a civil matter the applicant has clarified the historical agreement regarding the access arrangement/right of way.
- 5.50 The site adjacent to the southern side of the building forming part of the garden is owned by the Water Board. The main pipes run beneath this land used as part

of the existing garden area at the rear. The applicant has confirmed that they have a 'right of way' over the land and a licence to use it as part of their garden.

"a full and free right of way or passage over the piece of land coloured blue on the said plan at all times (except such times as aqueducts or lines of pipes shall be in actual course of construction repair or renewal by the Metropolitan Water Board) and either with or without horses carts carriages or wagons for all purposes of or connected with the use or enjoyment of the said demised premises [i.e. 40 Bancroft Avenue] such right to be of the same description in all respects as the Commissioners could have enjoyed or been entitled to exercise if the said piece of land coloured blue had not been conveyed by the Commissioners to the said Board' (Please see related Title Plan)."

- 5.51 Regarding the land forming the access road from Great North Road the applicant has confirmed that it is stated in the Property Register for 40 Bancroft Avenue N2 that although they do not own the land, they have a permitted right of way, which is exercised in terms of the existing structure and its use.

"TOGETHER with the full and free right and liberty for the Purchasers and all persons authorised by them (in common with the Commissioners and all persons authorised by them) to go return pass and repass with or without horses carts carriages motor cars and other vehicles over and along the roadway coloured brown on the said plan' (Please see related Title Plan)."

- 5.52 As the applicant is not a co-owner of the land forming the access road this has not been included on any site/location/block plans. The signing of Certificate B is therefore not applicable.
- 5.53 It is noted that concerns have been raised about the works here blocking access to users of Cherry Tree Allotment. As reflected above a CMP is required to be submitted so as to ensure impact on neighbouring sites is managed appropriately and minimised, with it equally pointed out that the granting of planning consent does not override the necessity of complying with any restrictive covenants or easements, which remain enforce as civil matters.
- 5.54 Overall, the increase in the use of this private road in connection with a separate dwelling versus that of ancillary accommodation, would be minimal in planning terms, with this scheme equally having no adverse impact on the highway network or local parking conditions, with rather such a site being highly sustainable within walking distance of an Underground station and bus services.

Waste & Recycling

- 5.55 DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.
- 5.56 It has been confirmed that waste and recycling would be collected through the same vehicles that collect refuse from the existing Highgate Edge block. Refuse will be wheeled and left at the barrier gates for collection as instructed by the contractor Veolia. As the property is to be converted into a 2x bed dwelling bin storage should include 1x 240L refuse; 1x 240L recycling and 1x 25L food waste store. Although access beyond the gate is not required by the contractor, it has been confirmed that keys to the barrier can be provided if needed for reversing service vehicles.

Conclusion

- 5.57 The provision of an independent residential unit of accommodation is considered acceptable here in the context of this very large site and the access arrangements it benefits from, as well as taking account of the design of and extent of the extensions proposed, as amended. Such a unit of accommodation within this site will not have a discernible impact on the broader character and appearance of this area or the amenity of adjoining occupiers, in accordance with the policies outlined above.
- 5.58 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. CIL APPLICABLE

- 6.1 Based on the information given on the plans, the Mayoral CIL charge will be £2,978.61 (43sqm x £69.27) and the Haringey CIL charge will be £18,165.35 (43sqm x £422.45 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative is be attached advising the applicant of this charge.

7. RECOMMENDATION

7.1 The application is recommended for approval subject to the following conditions.

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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. The external materials to be used for the proposed development shall match those specified in the approved drawing 05 Rev B (specifically the brick and roof tiles matching the existing), unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. Details of supplementary tree and shrub planting to provide additional screening adjacent to the boundary with No. 38 and new garden boundary with No 40 Bancroft Avenue shall be submitted to and approved in writing by the Local Planning Authority so as to safeguard privacy and mitigate any adverse impact on neighbouring amenity.

The scheme shall thereafter be carried out and implemented in strict accordance with the approved details, including landscaping in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual and residential amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation of the development. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and to provide for the provision Cycle storage in compliance to Policy T5 of the London Plan 2021.

6. No construction shall take place until a construction management plan for the proposed development has been submitted to and approved in writing by Local Planning Authority. The plan shall provide the following details:
 - I. A programme of works (including measures for traffic and parking management);
 - II. Storage of plant and materials used in constructing the development;
 - III Measures taken to ensure continued and safe access and movement for users of the neighbouring allotments and Highgate Edge,
 - VIII Contact details for the Site Supervisor responsible for on-site works.

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and the access road serving this site and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling house hereby approved, including the insertion of or

alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

INFORMATIVE: Naming & Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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:

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

INFORMATIVE: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £2,978.61 (43sqm x £69.27) and the Haringey CIL charge will be £18,165.35 (43sqm x £422.45 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

