



Chartered Town Planners & Architectural Technicians

DESIGN, ACCESS AND PLANNING STATEMENT

Property Address: 7a Shepherds Hill, London, N6 5QJ

Proposal: Replacement garden terrace

FEBRUARY 2023

1.0 INTRODUCTION

1.1 4D Planning has been instructed by the applicants to submit an application for a replacement garden terrace at 7a Shepherds Hill, London. This Design, Access and Planning Statement provides an overview of the proposal, and sets out why planning permission should be granted.

1.2 The scope of the works for which planning permission is sought are extremely minor and relate solely to a private area of the rear garden which belongs to No. 7a Shepherds Hill. The existing terrace has been in place for a number of years and has begun to deteriorate. As such it is no longer feasible to repair the current terrace and the applicants seek to upgrade and update the garden terrace. The proposed new garden terrace would be reduced in scale from the current terrace, and it will be constructed using high-quality, robust and sympathetic materials. It will be constructed to the rear of the property, where no public views are available. Therefore, the visual impact of the proposal is negligible. The proposal would not change the use of the property, nor intensify its use. It will be located at the same height as the current garden terrace, and as such would not result in any amenity impacts to neighbouring properties. The boundaries of this private garden will be reinforced with appropriate planting.

1.3 The host building is not listed, however the site is located within the Highgate Conservation Area. This is explored further later in this report. According to the Environment Agency's Flood Risk Map for Planning, the site is located within Flood Zone 1 - the lowest form of flooding from rivers and the sea.

2.0 PLANNING HISTORY

2.1 A review of the Council's Planning Pages has not identified any directly relevant applications or permissions relating to this proposal.

3.0 PLANNING POLICIES

3.1 In accordance with Section 38(6) of the Town and Country Planning Act, the Local Planning Authority (LPA) is required to determine planning applications in accordance with the development plan, unless material considerations indicate otherwise.

3.2 The development plan for the area consists of the following documents:

- The London Plan (2021);
- Haringey Local Plan: Strategic Policies (2013 with alterations 2017);
- Haringey Local Plan: Development Management Development Plan Document (DPD) (2017)

3.3 Policy DM1: Delivering High Quality Design of the Development Management DPD requires all new development to achieve a high standard of design and contribute to the distinctive character and amenity of the local area. It also requires development proposals to relate positively to their locality, including having regard to form, scale and massing. Due to the use of sympathetic materials, and the siting of the proposal to the rear of the property, it is considered that it relates positively to the locality.

3.4 The new terrace would be at the same height as the existing terrace which has been in place for a number of years. Therefore, the proposal would not introduce any new amenity concerns, such as a loss of privacy or overlooking. As part of the proposal, the applicants seek to screen the current boundary with mixed native hedging which will increase the privacy of the garden and terrace, which will improve the current situation at the application site. Furthermore, it is noted that other garden terraces are located in close proximity to the site.

3.5 The proposal does not require the loss of any trees on the site, nor does it require works which would cause harm to existing trees. As such, the proposal complies with Policy DM1 of the Development Management DPD.

3.6 Policy DM9 of the Development Plan DPD sets out that the Council will support development that conserves and enhances the significance of heritage assets and its setting. Whilst the host property isn't listed, the site is located within the Highgate Conservation Area. Due to the minor nature of the works, and its siting to the rear of the property, it is considered that the proposal

would conserve and enhance the significance of heritage assets. As such, the proposal fully complies with Policy DM1 and the relevant paragraphs of the National Planning Policy Framework (NPPF). This is explored further in Chapter 5 of this report.

4.0 DESIGN AND ACCESS STATEMENT

4.1 Through the production of this Design, Access and Planning Statement regard has been had to the requirements of the National Planning Policy Guidance (NPPG) at paragraph 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements.

4.2 Use and Amount - The scope of works associated with the project are minimal. The application seeks to replace an existing garden terrace which has been in place for a number of years. The proposal would not result in the change of use or intensification of uses at the site.

4.3 Layout and Scale - The layout and scale of the proposal is set out in the accompanying plans. Most importantly, in terms of protecting the character of the area, the proposal is located to the rear of the property, where there are no public views. The height of the garden terrace will not increase as part of the proposal. As identified in the accompanying plans, the scale of the garden terrace will be reduced, as it no longer covers the width of the host property / garden.

4.4 Landscaping - The proposal is part of a wider landscaping project in the rear garden. Planting will be used to screen the garden terrace from adjoining properties, and will seek to improve the current screening in place.

4.5 Appearance - The terrace will be constructed using high quality materials which are sympathetic in colour.

5.0 HERITAGE CONSIDERATIONS

5.1 Due to the minimal scope of the works, in line with the Council’s Validation List, a formal Heritage Statement is not required. However, the relevant Historic Environmental Records have been assessed.

5.2 The host building (No. 7a Shepherds Hill) is not listed, nor are any of its surrounding buildings. The nearest listed building to the site is the Highgate Methodist Church and Manse with Hall Behind (List Entry Number: 1079250) which is located approximately 190m to the south-west of the site. Given the distance between the site, the intervening built development and vegetation and minimal scope of the works, the proposal does not give rise to harm to any listed buildings.

5.3 The site is located within the Highgate Conservation Area. Regard has been given to the Council’s Highgate Character Appraisal and Management Plan (December 2013). The site is located within Subarea 5 - Shepherds Hill. The Appraisal states that:

“Shepherds Hill has a cohesive character by virtue of the predominant 19th / early 20th Century 3-storey detached houses, the station side copse to the north, the allotments to the south, the leafy gardens, and the regularly spaced mature trees on both sides of the road.” (page 127).

5.4 The Character Appraisal concludes that the host property contributes positively to the area. At paragraph 8.10.1 the appraisal highlights that large side extensions, obtrusive dormers and the loss of features and architectural details would detract from the overall character and appearance of the conservation area. The scope of works for which planning permission is granted are minimal, and would maintain all architectural details of the host property. Appropriate materials will be used throughout the project. Furthermore, as the garden terrace is located to the rear of the property, there are no public views of the proposal, and as such it could not detract from the character of the conservation area.

5.5 As such, having regard to Policy DM9 of the Council’s Development Plan Document (2017) and the relevant paragraphs of the NPPF, it is considered that as the proposal conserves and enhances the significance of the Conservation Area, planning permission should be granted.

6.0 CONCLUSION

6.1 Having regard to the relevant policies of Council's Development Plan, it is considered that the proposal complies with the Development Plan, and that there are no material considerations that indicate that planning permission should be refused. The scope of the works are minimal, and seek to replace a decaying garden terrace. As such, the proposal would not result in any overlooking, or wider amenity concerns, especially considering that a garden terrace has been in this location for a number of years.

6.2 The site's location within a Conservation Area is recognised and appreciated. However, as the garden terrace is located to the rear of the property, there are no public views of the proposal. Furthermore, sympathetic materials have been selected. Taken together it is not considered that the proposal would impact on the Conservation Area or other heritage assets.

6.3 As such, it is respectfully requested that planning permission is granted for the proposal.