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80-83 Long Lane,
London,
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Dear Sir/Madam,

7th March 2024

RE: PLANNING APPLICATION– THE TOWN AND COUNTRY PLANNING ACT 1990

DEMOLITION AND ERECTION OF REPLACEMENT RESIDENTIAL DWELLING WITH BASEMENT, SWIMMING POOL AND ASSOCIATED PLANT EQUIPMENT TO REAR GARDEN AND ALL ANCILLARY WORKS INCLUDING LANDSCAPING, BOUNDARY TREATMENTS AND ACCESS

41 SHELDON AVENUE, LONDON, N6 4JP

Please accept this covering letter as an accompaniment to this planning application for the above proposed works at 41 Sheldon Avenue, N6 4JP ('the site'). This letter provides a summary of the site and the proposed development. Please also find enclosed for your consideration the following;

- Application Form
- CIL Form
- Design and Access Statement
- Full set of existing and proposed plans
- Heritage Statement
- Basement Impact Assessment
- Construction Environmental Management Plan
- Arboricultural Report
- Landscaping plan
- Flood Risk Assessment
- Sustainable Drainage Systems Report
- Energy Statement
- Noise Impact Assessment

The Site

The application site lies on the northwest side of Sheldon Avenue and contains a large, detached house which was developed by Walter Quennell and constructed in 1928. The site backs onto Highgate golf club. The house has a symmetrical front façade, with a centrally placed main entrance. Its front and flank facades are of red/brown brick, with a weathered red/brown clay tile clad hipped roof. The rear façade has had its brickwork painted.

The site lies within the Highgate Conservation Area, Sub Area 7 'Bishops' and is identified being within the southern section of Sheldon Avenue where most of the properties within this subsection are considered as positive contributors. The property is not a statutory or locally listed building.

The surrounding area is residential and comprises relatively large, detached dwelling houses set on substantial plot sizes. The buildings are generally traditionally styled, brick-built buildings with pitched roofs and comprising accommodation in the roof space. Most properties along the street are set back from the road, set behind front gardens with low level boundary treatments with planting. To the rear of properties fronting Sheldon Avenue there are substantial private gardens. The site is in flood zone 1 area and therefore within an area with a low probability of flooding.

Planning history:

Application site

On the 7th November 1962 planning permission was approved (ref: **OLD/1962/0807**) for the demolition of existing house and erection of new house with double garage.

On the 21st January 2006 planning permission was approved (ref: **HGY/2005/2216**) for the erection of single storey rear conservatory extension.

Surrounding sites

Sheldon Avenue has been subject to a significant amount of recent development including proposals to demolish, or partially demolish, existing properties and for full/partial rebuilds. It is noted that that of these 22 houses on Sheldon Avenue, 15 have been demolished and replaced, or significantly altered, whilst the remainder have been enlarged. For full details of the planning history of the site and the surrounding sites please refer to the supporting Design and Access Statement – pages 8-13.

Pre-Application

A pre-application was submitted to Haringey Council on 23rd June 2023 for the proposed demolition and rebuild with retention of the front façade to create a new residential dwelling at 41 Sheldon Avenue, London. An online meeting was held on 26th July 2023 followed up by an on site meeting on 19th September 2023 to discuss the proposals. Following the meetings, an addendum document was submitted to Haringey Council providing a streetscape and a character analysis of existing development to Sheldon Avenue, along with changes to the proposals including greater set backs to the side wings.

Written feedback was received from Haringey Council on 29th November 2023 where no objection to the demolition and rebuild of the property was raised (both in terms of facade retention or full demolition). Specifically, the response from Council suggested that a full demolition would be better than partial demolition/facade retention where it was advised that *"if the building was not to be retained, then consideration should be given to designing a new building as opposed to retention of only the façade... Given the specific context of this site in question and the character and appearance of the conservation area as a whole, its loss in itself, would not be unduly harmful to the conservation*

area. Equally it is noted that of the 22 houses on the road, 15 have been demolished and replaced or significantly altered and the remainder have been substantially enlarged.'

Following the pre-application engagement, various options regarding retaining and adapting the property have been explored. The conclusion was that a demolition and full replacement, rather than remodelling and extending the existing building, would allow for the most efficient, sustainable, and high-quality build.

Other more general comments raised within the pre-application response with regard to potential impacts to neighbours, materials, standard of accommodation, energy and sustainability requirements and trees have been also been addressed as part of the application submission. The supporting Design and Access Statement (pages 46-49) provides greater detail on how the scheme has evolved following the pre-application feedback.

The Proposal

This application seeks full planning permission for the demolition and erection of replacement dwelling with basement, swimming pool and associated plant equipment to rear garden, and all ancillary works including landscaping, boundary treatments and access. In detail the proposal includes:

- Construction of a new family home arranged over basement, ground, first floor and loft;
- Basement under the footprint of the main house with 2 no. light-wells to rear garden, and 1 no to front garden;
- Red/brown brick constructed dwelling with clay roof tiles to match existing;
- A new outdoor swimming pool with plant equipment;
- Enhanced hard and soft landscaping to front and rear gardens;
- Building to be constructed with high performing fabric and services;

Planning Policy

National

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three key strands – economic, environmental and social.

Local

The adopted development plan for the London Borough of Haringey comprises the London Plan (2021), Haringey Strategic Policies (2013), the Haringey Development Management DPD (2017), the Highgate Neighbourhood Plan (2017) and associated Supplementary Planning Documents and Guidance. The following policies are considered relevant to this proposed development:

London Plan (2021)

- D3 – Optimising site capacity through the design led approach
- D4 – Good design
- D5 – Inclusive design
- D6 – Housing Quality and Standards
- D12 – Fire safety
- HC1 – Heritage conservation and growth
- G7 – Trees and woodlands
- SI2 – Minimising greenhouse gas emissions
- SI3 - Energy and Infrastructure
- SI4 – Managing heat risk
- SI12 - Flood Risk Management
- SI13 – Sustainable Drainage

Haringey Local Plan (Strategic Policies)

- SP2 – Housing
- SP4 – Working towards a low carbon Haringey
- SP11 – Design
- SP12 – Conservation
- SP13 – Open space and biodiversity

Haringey Local Plan (Development Management Policies Document)

- DM1 – Delivering high quality design
- DM9 – Management of historic environment
- DM12 – Housing design and quality
- DM18 – Residential basement development and lightwells
- DM21 – Sustainable design, layout and construction
- DM24 – Managing and reducing flood risk
- DM25 – Sustainable drainage systems

Highgate Neighbourhood Plan

- OS2 – Protection of trees and mature vegetation
- DH1 – Demolition in Highgate’s Conservation Areas
- DH2 – Development proposals in Highgate’s Conservation Areas
- DH6 – Front boundaries
- DH7 – Basements

Planning Assessment

Design, Visual and Heritage Impact

Sections 72 of the Town and Country Planning (Listed Building and Conservation Area) Act 1990 (as amended) imposes a statutory duty on decision makers to have special regard to the desirability of preserving and enhancing heritage assets and their settings.

Policy DM1 of the Development Management Development Plan Document (DMPD) states that all new development must achieve a high standard of design that contributes to the distinctive character

and amenity of the surrounding area. Development must respond positively to their locality, having regard to form, scale and massing. This is echoed in Policy SP11 of the Strategic Policies Document (SP) which requires development to contribute positively to the built environment and create buildings that are high quality, attractive, sustainable, safe and easy to use.

DMPD Policy DM9 states that development should conserve and enhance the significance of heritage assets and their setting. The council will support proposal which are sensitive redevelopment of sites and building which detract from the character and appearance of the conservation area and its setting. Any alterations and extensions to existing buildings should complement the architectural style, scale, proportions, materials and details of the host building. SP Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets.

Policy DH1 and DH2 of the Highgate Neighbourhood Plan (HNP) (2017) states that proposals for demolition will be subject to a balanced judgement with regard to scale and loss of significance. Any proposed development should also make a positive contribution to the conservation area. HNP Policy DH6 further requires original boundary walls, gate piers or railings to be retained unless their removal is necessary due to the condition of a structure, or replacement provision is proposed which would enhance the character of the area.

The site lies within the Highgate Conservation Area, sub area 'Bishops' where the conservation area appraisal states that most of the existing buildings contribute to the homogenous character of the sub area. The Highgate conservation area appraisal does not specifically mention the application site.

Demolition of existing property

The supporting Heritage Statement considers the existing property to make a minor positive contribution to the character and appearance of the Highgate Conservation Area. Whilst the front façade faces Sheldon Avenue and forms part of the established streetscene, this is only of very modest architectural value, and rather than any particular individual quality, its contribution is to the cumulative architectural coherence of the streetscape along Sheldon Avenue. The buildings flank facades are plain and of no architectural distinction and the rear façade is not visible from the public realm. Furthermore, the brickwork to the rear has been painted which significantly undermines its contribution to the surrounding area, as does the substantial conservatory added in 2006 which undermines the form and character of the rear façade.

Having regard to the minor positive contribution that the existing dwelling has on the character and appearance of the conservation, and the resulting impact of the proposed replacement dwelling which must be considered (more on this below), the demolition of the existing property will, when taken as a whole with the replacement dwelling, preserve the character and appearance of the conservation area.

As set out above, the pre-application response from the Council raised no objection to the demolition of the existing dwelling.

Furthermore, the principle of demolition and replacement dwellings are established along Sheldon Avenue, with the approved schemes at no.25 and no.28 offering particularly relevant precedent. For further details please refer to pages 17-19 of Heritage Statement and pages 8-13 of the Design and Access Statement.

Replacement dwelling

The replacement dwelling is an appropriate design response for the surrounding context. It will be of a comparable width, scale and massing to many other buildings along Sheldon Avenue and the characteristic dense suburban grain and pattern of development will be preserved.

The front elevation to the property has been designed to reflect the form, profile, symmetry and balance of the existing house, with improvements to its articulation and detailing, alongside complementary and sympathetic flanking side extensions. The rear and side elevations of the building will match the architectural style and materials of the front façade, creating a cohesive overall development. The proposed dwelling has been designed with many features of the existing house including a symmetrical front facade with central entrance, double height canted bays and chimney stacks. Materials proposed include the use of red/brown brickwork, red/brown clay roof tiles and white painted windows to sensitively match the existing and neighbouring properties.

Turning to size, scale and massing, the overall height of the existing dwelling will be retained whilst the dwelling will be similar to other neighbouring properties along this part of the road. Whilst the upper floors of the property will be wider than the existing house, it will still have a comparable relationship to the neighbouring boundaries and will replace an unsympathetic single garage extension to the south elevation. Two storey side wings are a common feature within Sheldon Avenue and the proposed dwelling has been designed with subordinate flanking side extensions. At ground floor level there are single storey elements, set back 1.5m from the front façade, whilst behind this are wings of two storey in height, and of equal depth and width, to maintain the overall symmetry of the front façade. The side wings will be set down from the main roof and are setback 3m from the main front building line of the house (a direct response to the pre-application feedback), to appear subordinate and so that the valued gaps to the neighbouring properties are not undermined. Overall, the scale and massing of the resulting property is considered a sensitive response to the site and surrounding properties.

The replacement dwelling will be sited on a similar footprint as the existing property and will maintain the same relationship with the road as the current house, set back behind a deep front garden. Whilst the property will be wider and deeper than the existing house it will have a comparable site coverage (22%) to the flanking houses at nos.39 (30%) and 43 (21%) Sheldon Avenue, as well as properties further along the road. Please refer to the plot coverage assessment on page 43 of the Design and Access Statement. Overall, a very large rear garden will be retained, maintaining the general ratio of built to unbuilt land on the site.

To the front of the property, the front boundary is to be altered, with a new central pedestrian entrance and gates added to the vehicular entrances at the northern and southern ends of the frontage. The front boundary wall will be slightly increased in height, with railings added and planting

incorporated behind the wall. This arrangement is consistent with other properties along Sheldon Avenue. The front garden and forecourt will be re-landscaped, with new paving and increased soft landscaping which will enhance the setting of the new building and contribute to the verdant character of the streetscene.

Within the rear garden, proposed landscaping will enhance the setting to the rear of the house and will contribute to the verdant, suburban character of the area, whilst the proposed swimming pool will be a low-level feature within the garden, well concealed by the landscaping around the site boundaries.

In summary, the existing house on the site makes a minor positive contribution to the character and appearance of the Highgate Conservation Area, whereby its loss will be outweighed by the quality and sympathetic design of the replacement building and the improvements which will be secured by its sustainability and energy efficiency. Furthermore, it should be recognised that the principle of demolition and replacement was supported at pre-application by the Council and is well established along Sheldon Avenue, with the approved schemes at no.25 and no.28 offering particularly relevant precedent. The replacement dwelling is considered to be of a high-quality design that will respect the character of the conservation area in terms of scale, massing, design and layout. For these reasons, the proposed development will preserve the character and appearance of the conservation area.

Residential Amenity

DMPD Policy DM1 requires development to produce a high standard of privacy and amenity for future occupiers as well as neighbouring properties. It highlights that proposals will be required to address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

The proposed dwelling has been carefully designed to ensure there are no adverse impacts on neighbouring amenity through an overbearing impact, overlooking or loss of daylight and/or sunlight.

The replacement dwelling has been sited on a similar footprint to the existing property and the neighbouring properties at no's 39 and 43, whereby it is sited between the side elevations of these properties. The replacement dwelling will not extend significantly beyond the rear elevations of these properties. Where the two storey part of the property does extend beyond the neighbouring elevations this has been purposefully restricted to ensure it complies with the relevant 45 degree daylight/sunlight test when applied to the neighbouring windows at 39 Sheldon Avenue. With regard to the rear single storey family room, whilst this projects further beyond the rear elevation of no.41, this is single storey and has been recessed so that its floor is lower than the main dwelling and the overall height has been reduced. Furthermore, it should also be highlighted that in response to the pre-application feedback, this single storey projection has also been moved further away from the boundary with no.43 to reduce the impact to this neighbour.

There are no habitable windows proposed to the side elevations and the proposed first floor rear terrace will be set back centrally to the rear façade where any overlooking views would be mitigated by the rear projecting wings of the proposed development.

The proposed application has been submitted with a noise impact assessment which considers noise from the proposed mechanical plant equipment for the dwelling and swimming pool. This confirms that the proposed plant equipment, subject to a proposed noise control scheme being included in the final installation, will meet the Council's required noise criteria to ensure no harmful impact to neighbours.

For the reasons outlined above, the proposed development is considered to have an acceptable impact on neighbouring amenity.

Arboricultural Impact

DMPD Policy DM1 requires proposals to demonstrate how landscaping and planting is integrated into the development as a whole. The Council will expect development proposals to respond to; landform, levels, slopes and the fall of the ground, trees on and close to the site, landscaped boundary and treatments, and any other significant biodiversity on or close to the site. SP Policy SP13 seeks to ensure that trees of merit are retained and any trees that are required to be removed are replaced by suitable specimens. This is echoed by HNP Policy OS2.

The application has been submitted with an Arboricultural Report considering impacts on trees. The proposed development seeks to remove a few trees of low life expectancy or low amenity value. All retained trees will be easily protected from harm during the project by tree-friendly methods of construction. Replacement trees, as set out within the landscaping plan, are proposed to introduce trees to the rear garden to ensure the rear garden retains a verdant and soft landscaped character. The proposals will therefore not have any significant impact on either trees retained or the wider landscape.

Basement Development

DMPD Policy DM18 states that basement development will only be permitted where it can be demonstrated that the proposal will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to the local geological conditions. During the construction phase, the policy further requires basement development to not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby, and to minimise construction impacts such as noise, vibration and dust for the duration of the works.

Policy DH7 of the Highgate Neighbourhood Plan (HNP) (2017) reflects the aims of the above policy and requires impact assessments to be submitted with basement development to show acceptable structural impacts and to consider construction impacts on neighbours.

In support of the application, a Basement Impact Assessment (BIA) has been submitted with the application which has assessed land stability and the impacts of the proposed development on neighbouring structures. The BIA concludes that predicted damage to the neighbouring properties

from the construction of the proposed basement would be “Negligible” (maximum damage category “0”) to “Very Slight” (maximum damage category “1”) and therefore within acceptable limits. The BIA further identifies that there are no potential slope stability impacts and no hydrogeological impacts.

Turning to potential impacts from construction, the application has been submitted with a Construction Environmental Management Plan (CEMP) which has been prepared in accordance with relevant national and local planning policies and guidance. The CEMP sets out early measures and a series of commitments to provide environmental mitigation, monitoring and management framework, setting out a series of actions and measures to be implemented in the run up to, and during the demolition and construction phases in order to avoid, remedy or mitigate the potential environmental impacts arising from the works during the demolition and construction phases. Please refer to the submitted CEMP for full details.

DMPD Policy DM18 sets out that lightwells will be permitted subject to; the architectural character of the building being protected, ensuring the character and appearance of the surrounding area is not harmed and ensuring the development does not result in the loss of more than 50% of the front garden or amenity area. The proposed ground floor lightwells are modest in size and located discreetly in terms of their location adjacent to the dwelling and will not project 50% into the garden areas from the dwelling.

As set out above, the proposed basement would not give rise to any adverse ground stability, impacts during the construction phase have been duly considered and can be mitigated where required, and the proposed lightwells have been designed sensitively to protect the character and appearance of the property and surrounding area.

Flood Risk/Drainage

DMPD Policy 18 requires basement development not to increase flood risk to the property and nearby properties from any source. DMPD Policy DM24 states that the Council will ensure that all proposals for new development should avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding. It further requires all development to manage and reduce surface water run-off and manage water and waste water discharges. DMPD Policy 25 further requires all proposal for new development to manage surface water and states that the Council will require Sustainable Urban Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design.

HNP Policy DH7 requires basement development to consider impacts on ground water diversion and surface water flooding, requiring applicants to demonstrate that development will not cause or excavate any problems that may exist of flooding and drainage.

The application site is located within Flood Zone 1 and is therefore in an area with a low probability of flooding. The site does not lie within a critical drainage area.

A Flood Risk Assessment (FRA) has been submitted with the application which concludes that the site is at very low risk of flooding for fluvial flooding and from artificial sources, medium risk from surface

water flooding (but which can be reduced to very low risk with mitigation measures), and low risk from groundwater sources. Overall, the FRA concludes that the flood risk is assessed as low and the proposals are acceptable in flood risk terms.

A Sustainable Drainage Systems (SUDS) Report has been submitted with the application which considers the drainage strategy for the development. The existing drainage system is comprised of a combined sewer system and it is proposed to separate the combined into a foul and surface water system. Following the drainage hierarchy, the SUDS measures proposed for the development include use of a blue roof, permeable paving and below ground attenuation tank. Overall, the proposed drainage strategy offers a betterment to surface water runoff flowrates and mitigates flood risk.

For full details, please refer to the supporting FRA and SUDS report.

Energy and Sustainability

The development plan requires all developments to minimise the effects of climate change and for development proposals to minimise carbon dioxide emissions and incorporate sustainable design standards into the design, construction, and operation of the development.

The submitted energy statement outlines that a sequential approach has been adopted for the proposed development in line with the Energy Hierarchy outlined in the London Plan, assessing in turn the feasibility of reducing the energy demand of the building, using energy more cleanly and maximising the opportunity for renewable technologies – the London Plan approach of ‘Be Lean, Be Clean, Be Green and Be Seen’.

In seeking to minimise the impacts the development has on the environment, a series of sustainability strategies have been incorporated into the proposed development. This includes ensuring the building fabric is as efficient as possible, water is used efficiently and renewable sources are incorporated into the proposals including Air Source Heat Pumps or Heat Recovery VRV and PV panels. In addition, an overheating analysis has been undertaken which concludes the overheating risk is low.

Turning to the reduction of carbon emissions, the proposed development has been designed to achieve a reduction of 65.3% regulated CO2 reduction.

In accordance with the relevant sustainability policies, the proposed development has demonstrated how the development will seek to reduce carbon dioxide emissions and overall result in the provision of a resource efficient, sustainable development. Please refer to the Energy Statement for full details.

Fire Safety

London Plan Policy D5 requires proposals to set out how access and inclusion will be maintained and managed, including fire evacuation procedures. London Plan Policy D12 requires all development to achieve high standards of fire safety.

Details and measures of fire safety for the development has been set out within the supporting Design and Access Statement and as such the development in accordance with the specific requirements of London Plan Policy D12. For further details please refer to the Design and Access Statement.

Summary:

As demonstrated within this letter and supporting documents, the proposed works are considered to respond positively to the character and appearance of surrounding development and the conservation area. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning