



Officer Report

Application Number:

HGY/2023/1327

Application Type:

Householder planning permission

Address:

17 Denewood Road, Hornsey, London, N6 4AQ

Proposal:

Alterations to the existing front boundary treatment; replacement of front door and garage door to accommodate lowered floor level (previous planning permission ref: HGY/2021/1483); introduction of a rendered traditional portico and metal railings to match the proposed front wall in connection with lightwell; addition of a new door to side elevation serving utility with bricking up existing and removal of rear side light well (AMENDED DESCRIPTION).

Case Officer:

Josh Parker

Valid Date:

18/05/2023

Applicant:

Nurina Albrecht

Agent:

Mr Oliver PG Sims

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is an application for the following works:

- alterations to the existing front boundary treatment;
- replacement of front door and garage door to accommodate lowered floor level (already consented/ ref: HGY/2021/1483);
- introduction of a rendered traditional portico and metal railings to match the proposed front wall in connection with lightwell; &
- addition of a new door to side elevation serving utility with bricking up existing and removal of rear side light well.

2. LOCATION DETAILS

The application site is a two-storey (plus roof level accommodation) detached dwelling house fronting Denewood Road to the north/north-east. No.5 lies adjacent to the east/south-east. Green space bounds to the west/north-west, beyond which is No.19. The rear garden bounds that of 4 Bishopswood Road. The site lies in the Highgate Conservation Area (CA) and is not within the setting of any listed building.

3. SITE HISTORY

The most recent planning history in relation to the site is as follows:

- HGY/2021/1483 - Excavation of basement level under existing dwelling house to form additional habitable accommodation; Associated formation of two lightwells (to front of

property and on rear part of south-west side of property); Associated works including insertion of ground floor door and A/C condenser units on roof.

- HGY/2012/1964 - Approval of details pursuant to condition 6 (Construction Management Plan), condition 7 (Considerate Constructors Scheme) and condition 8 (details of appointment of chartered engineer) attached to planning permission HGY/2011/2316 – Granted 15/01/2013
- HGY/2011/2316 - Excavation under existing dwelling to create a basement – Granted 14/08/2012

4. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

LBH conservation:

- The house itself is not considered to positively contribute to the Conservation Area
- Dwelling should retain the permeable views from the streetscape.
- Proposed portico would be neutral on the already confused front elevation.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of a press notice, a site notice displayed in the vicinity of the site, and letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows: No of individual responses:

Objectors: 2

Supporting: 0

Highgate Neighbourhood Forum, Highgate Society & Highgate Conservation Area Advisory Committee.

Objection	Officers' response
Basement must be used as ancillary to the main dwelling and must not be occupied separately.	Comment noted.
Enlarged boundary pillars, fencing and gates would be uncharacteristic/ visual permeability from the street lost.	Addressed in design section below.
Outer treatment and gates were installed without permissions / Uncertainty on existing status of existing all.	Addressed in design section below.
Artificial shrubbery should be avoided.	There is no longer artificial shrubbery proposed.
The more closed off section of boundary treatment would be worse for security/personal safety.	Agreed however, would not be a reason to warrant a refusal.
Downlighters on the front boundary are a waste of energy and unnecessary.	Lighting is not controlled by planning controls.
Drainage should be considered for the paving.	Drainage has been considered and submitted with new drawings.

Windows should be like for like.	Window replacements are labelled to match existing.
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6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area;
2. Basement works;
3. Impact on neighbouring amenity.

Design and impact on the character and appearance of Highgate CA

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The policies of the Highgate Neighbourhood Plan (HNP) (2017) are also a relevant material consideration here and are consistent with the above policies. In this instance, of key relevance are policies DH1 and DH6. Policy DH6 outlines criteria for new boundary walls and gated developments requiring planning permission. They will not be permitted if they, adversely affect the open feel of the street scene; cause unnecessary removal of mature hedges or natural features that enhance the area's character or if they would lead to decreased visual permeability or restrict public access in ways that contribute to the local character. The Highgate Conservation Area Character Appraisal and Management Plan (2013) has also been considered in reaching this decision.

Works to the front and side elevation

The changes as shown in the proposed drawings, in specific as annotated in drawing BDH222 - (PL) - 020.2 are considered small and inconsequential in relation to the appearance of this property, namely the black painted timber double door with glazed side panels, the traditional stucco render white portico framing existing doorway, replacement black painted panelled garage door and black

metal railings to the front lightwell. These changes will not materially affect the appearance of the property, with such changes designed to match the existing appearance/ fenestration to the property.

Changes to front boundary treatment

Objections in respect of the current front boundary treatment and the proposed new gates and pillars have been raised in the representations received, specifically having a negative effect on the street-scene and the character of Denewood Road and this part of the conservation area.

It should be noted that this part of Denewood Road has a range of boundary treatments, with the boundary treatment here being in situ for over 12 years, and it is in this context and the proposed front boundary treatment that this application is being assessed.

Following discussions with Officers the agent has provided amended plans revising the initially proposed boundary treatment to lessen its appearance. Specifically, the scheme has been amended to reduce the width of the vehicular access points and to introduce further planting to soften the boundary treatment, as well as to change the gate design, namely to provide gate design with some degree of permeability, for which detail needs to be submitted as secured by way of a planning condition.

The front boundary treatment will comprise of 6 brick of varying height with two gates to facilitate vehicular access and a central gate to facilitate pedestrian access. The piers will vary in height from 2.1 (same height of No. 15) to 2.3 m due to street slop. Behind such railings planting will be provided, which will serve to soften the boundary treatment and would be similar to other examples of boundary treatment on Denewood Road.

It is appreciated that the front boundary treatment here has some impact in respect of permeability because of its height and nature, however taking account of the height of the house relative to such treatment as well as the hard surfaced areas to the front of this property, the boundary treatment here will not appear uncharacteristic or intimidating within the street scene.

Specifically, it is pointed out that the dwelling here has a neutral impact on the conservation area as is situated on a part of Denewood Road which is characterised by different house types in terms of design, materiality and age. Equally the boundary treatment to the front of these houses varies in terms of design and materiality and height, namely some houses (i.e. on the other side to this part of Denewood Road) are enclosed by high brick walls, with other enclosed by iron railings with brick plinths and piers. As such the degree of openness into the front gardens of the properties here varies. It is however accepted that elsewhere in this sub area of the Conservation Area, there is a more cohesive character in respect of front boundary treatments, important to protect.

Comments have been made with respect to there being potential artificial shrubbery being proposed. This is not the case as depicted in the drawings, however a condition will be imposed requiring details of the hedge to be planted inside the railings.

Furthermore, there has been concern with regarding the drainage, specifically questioning as to whether there is sufficient storage and systems in place for the driveway paving. The forecourt area to the front of this property is already covered in paving and the application here does not make specific reference to its replacement. A drawing has however been submitted showing the position of a current attenuation tank.

Overall, the alterations to the existing front boundary treatment and other associated changes to this property are considered acceptable in design terms and will not materially affect the character and appearance to this part of the conservation area, as such leaving it preserved.

Basement development

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 proposal is not to extend the basement and rather as outlined in drawings the "basement is currently being constructed under extant planning permission ref HGY/2021/1483".

Impact on neighbouring amenity

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.

Given extended basement would sit below the house and project marginally beyond the footprint of the house below ground, as well as taking account of the other changes outlined above and the detached nature of this house, such works raise no issues for the amenity of neighbouring occupiers.

Conclusion

The proposed works are considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies and guidance. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

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.

7. 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 Notwithstanding the drawings hereby approved here final design details of the gates to be installed as well as details of the hedge planting to be planted inside the railings shall be submitted to and approved in writing by the Local Planning Authority. The design of such gates shall not be fully solid in nature, but rather afford a degree of permeability.

Reason: In order to ensure a satisfactory appearance in relation to the frontage of this property and ensure the character of Highgate Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The 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.