

HGY/2024/0442 Garden Flat, 32 Milton Avenue

The applicant's introduction to their Design & Access Statement is unsatisfactory:

"This statement is submitted in support of the existing basement extension to the rear of the property, with the intention of creating additional habitable space. The extension will also involve the installation of a new rear lightwell, along with minor internal alterations."

The so-called "basement" has never been shown on any of the many applications submitted for approval of works to this dwelling. What is described above as an existing basement is, in fact, a cellar with a ceiling height of 1500mm and, at least as drawn, without any daylight. There is no extant permission for use of the cellar as habitable accommodation.

Planning history

This house was granted a Certificate of Lawfulness for 3 X 1-bedroom flats and 4 bedsits under HGY/1993/1152.

Two bedsits, units 3 & 5, (unknown location) were granted permission to combine them into a one bed flat under HGY/1998/1202

Permission was given to erect a rear dormer which allowed the creation of a second double bedroom to a top flat, although the DAS implied that another flat was being created under HGY/2019/1530.

Permission was granted to build an extension to the ground floor flat under HGY/2018/2331. HCAAC commented:

"This application clearly infringes on the amenities of the occupier of the basement flat and must be refused."

It appears that, following our comments, revised drawings were submitted, omitting the first floor rear extension.

However the rear extension was not built in accordance with the approved drawings and Enforcement led to a new application being submitted - HGY/2022/1799. This application was refused on the grounds that insufficient information had been provided. This led to a revised application following enforcement which was approved - HGY/2022/4107.

The required work appears largely to have been carried out except for replacing the uPVC doorset with a timber doorset.

Current application

HGY/2024/0442:

DAS 4.1 : This application seeks permission for the existing basement extension to the rear of the property, with the intention of creating additional habitable space. The extension will also involve the installation of a new rear lightwell, along with minor internal alterations.

The basement is described as 'existing' but none of the many previous applications shows a basement or even a cellar.

There is some confusion across the submitted documents. The 'Existing Courtyard View 01 on dwg no. 037-06-00_A3_Courtyard_Photo_Existing.pdf' is probably what is proposed although the doorset looks very much like uPVC. The same image is shown on page 9 of the DAS as 'proposed' with the 'as existing' image on page 6. Revised information is required to clarify what is actually intended. We would wish to see replacement of the uPVC door with a timber door set.

We therefore presume that what appear to be photos submitted with the current application showing windows to the basement with grilles over the two lightwells providing daylight of sorts to the basement are incorrect and that this is not a retrospective application seeking permission for works already done including for an extension to an 'existing basement'. It is evident from the planning record that permission has never been sought or granted for the so-called 'existing basement'.

We also note from those 'as existing' photos that this flat benefits from a crossover and off street parking. It may be the case that vehicles are parked within the courtyard which is served by high double gates. Air quality in the basement could be an issue.

Risk of flooding

No Basement Impact Assessment has been submitted with this application.

This property was given permission to build an extension which has been built and which reduced the size of the garden. That area is entirely paved and probably used as parking space. There was no Condition requiring SUDS paving.

The site stands roughly at the point of the confluence of Cholmeley Brooks, both culvetted and at a point where Haringey's SFRA states there is a 1 in 200yr risk of surface water flooding greater than 0.30metres (Figure 6-7 LB of Haringey SWMP (2012)). The FRA allows new basements in these circumstances, we are concerned about the hydrological effect the proposed basement, combined with the degree of hardstanding in the area, will have.

The Haringey SFRA DRAFT REPORT February 2015 made the following recommendations:

- *underground storage beneath the junction of Milton Park and Milton Avenue,*
- *increasing the diameter of the drainage pipe in the area and improving the local entry capacity of the system*
- *The retrofitting of flood resilience measures for basement properties is also recommended.*

In section 9.2 it states:-

Requirements for Flood Risk Assessments Flood Risk Assessments (FRA) should be carried out in accordance with relevant Government guidance, address the LB of Haringey SFRA Level 2 FRA over-arching principles and the following matters:

- *Any development including, basement extensions, shall include within their FRA evidence that flood risk from fluvial, pluvial and groundwater sources are not increased to the development site itself and to third parties.*

The applicant should provide details for the method of delivering waste water and sewage to the main sewage system and any backflow prevention measures.

Daylight/sunlight

We are concerned about the amount of light which will reach the bedroom in the proposed extension.

Summary

We strongly recommend that:

1. Reference in the description of the application to an 'existing basement' should be deleted
2. Corrected information on the 'as existing' and 'proposed' images should be submitted
3. A BIA is required to include proposals for flood resilience and sewage and rainwater connections to main drainage
4. A daylight/sunlight report is required
5. Some space for planting and SUDS paving to the courtyard should be required
6. Air quality risks should be evaluated

As it stands Highgate Conservation Area Advisory Committee considers this application must be refused.