

Date of meeting: 14.09.2023

Thank you for submitting your pre-application proposal to Haringey Council to assess your proposal. The points are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a further pre-application advice discussion.

Site Address: Harcourt House, 16-17 Haringey Park, Hornsey, London, N8 9JB

Proposal: Roof extension to create two additional flats and external alterations.

Attendees:

Andrew Ryley – PDLBP (Planning Consultant)
Richard Taube – Upspace Construction Services (Applicant)
Sam Jackson – The Built Heritage Consultant (Heritage Consultant)
Laura Davis-Lamarre – Cooke Fawcett Architects (Architect)
Francis Fawcett – Cooke Fawcett Architects (Architect)
Oliver Cooke – Cooke Fawcett Architects (Architect)

Eunice Huang – Planning Officer
Elisabetta Tonazzi – Principal Conservation Officer

1. SITE DESCRIPTION

The application site comprises a four-storey building fronting Haringey Park. It is located in Crouch End Conservation Area and contains eight flats. A central undercroft leads from Haringey Park to the rear of the site where residential flats are accommodated within a separate building, Primezone Mews. The northern side of the rear elevation features a two-storey projection with a second floor terrace.

The building is bounded on either side by No. 15 to the west/south-west and No. 18 to the east/north-east. Nos 13 to 15 are locally listed buildings of a smaller scale and asymmetrical design. Their roofs are pitched, with pitched gables fronting the street. Similar roof designs feature at No.18 and more widely. The surrounding area and this

part of the Conservation Area is characterised by a wide variety of building designs and architectural styles.

The application property originally had a pitched roof and gable ends, which were infilled and replaced with a continuous additional storey above. This considerably altered its original form, architectural design and overall appearance. The 2010 Crouch End Conservation Area Character Appraisal (para 6.8) details the works carried out, noting the result is a “utilitarian white painted rendered three storey block of flats with a Parapet. Whilst originally of Victorian origin, the architectural interest of this building has been diminished by the replacement of gable ends and pitched roof with a continuous additional floor the removal of ornamentation and new windows. Harcourt House and Primezone Mews have a neutral effect on this part of the conservation area.” As a result of the nature and extent of changes undertaken which have fundamentally altered the appearance of the building, it has been identified as a ‘detractor’ from the character and appearance of the Conservation Area in the Character Appraisal.

2. RELEVANT PLANNING HISTORY

PRE/2019/0040	Erection of one additional storey at roof level to existing building to provide two self contained apartments and associated works. Advice note issued 14/05/2019.
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3. RELEVANT PLANNING POLICY

The relevant planning policies under which such an application would be considered include, but are not limited to, the following:

- National Planning Policy Framework (2023) (NPPF)
- London Plan (2021)
 - Policy D3: Optimising site capacity through the design-led approach
 - Policy D6: Housing quality & standards
 - Policy HC1: Heritage conservation and growth
- Haringey Local Plan (2017)
 - Policy SP11: Design
 - Policy SP12: Conservation
- Development Management DPD (2017)
 - Policy DM1: Delivering high quality design
 - Policy DM9: Management of the historic environment
 - Policy DM12: Housing design & quality

4. COMMENTS ON PRE-APPLICATION SCHEME

In response to the plans/information submitted, the following advice and assessment is provided by officers.

Principle of development

The principle of additional housing is supported at national, regional, and local plan level. Policy SP2 (Housing) of the Haringey Local Plan 2017 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum from 2015-2026).

In a conservation area such as this, the Council must comply with the statutory requirement to ensure that proposals preserve or enhance the conservation area. Specific planning policies for conservation areas are consistent with this statutory requirement. The Government has set out its planning policies for the historic environment and our heritage assets in the NPPF.

The NPPF sets out that where a proposed development would lead harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal. It also sets out that great weight should be given to the conservation of designated heritage assets, irrespective of whether any potential harm is less than substantial. The public benefit of the proposed scheme includes the provision of two new dwellings in a sustainable location. An analysis of the scheme in relation to impact upon the significant of designated heritage assets is provided below.

Design and appearance

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.

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.

The proposal involves the vertical extension of the property, with the addition of a traditional mansard roof, housing two new flats. The flats would comprise one 2-bedroom flat, and one 3-bedroom flat. The proposal also includes the alteration of external appearance of the building, through the addition of new decorative elements and rendering of building façade.

Officers appreciate that the proposal aims to redress the existing character and appearance of Harcourt House, which is visually discordant within the Haringey Park street scene. Crucially, the proposed development must be sensitive to the locally listed Victorian two storey buildings at Nos. 13 to 15 Haringey Park. The subject site, located the northern side of Haringey Park, is framed by consistent building heights and pitched gables. Consideration must also be given to the proposed impact on the overall townscape including views upon the church on Crouch Hill, at the western end of Haringey Park.

The proposed development introduces a new architectural character that deviates in style from the existing building, its original building form and neighbouring locally listed buildings. The mansard roof style is an uncharacteristic addition to the original building form on site, which would have been composed of a pitched gable fronting the street, similar to Nos. 13 to 15 Haringey Park. The mansard roof is a bulky, alien addition that increases the volume and scale of the building without remedying the harm already carried out to the building by way of the previous roof extension. The proposal for rendering and external alterations also contributes to a pastiche of architectural styles that do not unveil the original character of the building.

This approach is not considered acceptable from a conservation perspective as it does not respect the scale, design and setting of the building and would neither preserve nor enhance the Conservation Area. The additional volume would therefore fail to satisfy the current planning policy framework.

The latest NPPF guidance was published September 2023. It states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The level of harm that would arise should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The public benefit of the proposed scheme includes the provision of two new dwellings in a sustainable location. Nevertheless, given the small scale of the proposal, it would only make a limited contribution to housing supply. It is not considered that this public benefit would outweigh the harm and therefore insufficient justification has been provided in accordance with the NPPF.

An addendum was received on 13 November 2023, with three alternative options for the roof addition.

- Option 1 – Set back volume
 - The reduction in the roof volume compared to the original mansard proposal is considered an improvement. Out of the three options, this is considered the preferred design scheme in relation to impact upon the appearance of the building and conservation area. Further studies must be conducted beyond the submitted massing diagrams, to demonstrate that the additional volume would be sufficiently setback and subordinate to the existing building. The flank walls of the addition may need to be setback from the existing parapet to ensure a sympathetic design. The choice in materiality would also be crucial in designing an appropriate addition that responds to the existing and surrounding buildings.
- Option 2 – Simple orthogonal volume
 - This design is also considered an improvement upon the original mansard scheme. This option could facilitate an addition of light-weight appearance that would be legible as a contemporary addition to the existing building, depending on the choice of materials. However, the proposed volume in this scheme should be further adjusted with greater separation distance from the listed buildings at Nos. 13 to 15 Haringey Park. The formation of the building envelope of such an orthogonal addition should step in response to the existing building bulk. Further studies must be conducted beyond the submitted massing diagrams, to demonstrate that the additional volume would be sufficiently setback and subordinate to the existing building.
- Option 3 – Roof-like appearance
 - The volume of the crown roof is bulky and detracts from the appearance of the building. As such, this option is not supported.

Standard and quality of residential accommodation

London Plan 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.

In relation to the amenity of each option, compliance should be demonstrated against the indoor and outdoor amenity requirements of London Plan Policy D6. In addition, further investigation is required into the design and placement of openings and terraces for adequate internal and external amenity, whilst mitigating harm upon the appearance of the conservation area.

In respect to each design option, it is noted:

- Original proposal
 - No floor area calculations or measurements have been provided.
- Option 1 – Set back volume
 - This option would provide a maximum unit areas of 62sqm and 91sqm, without subtracting the necessary area for the stairwell/circulation areas. The design constrains the internal ceiling heights for internal amenity.
- Option 2 – Simple orthogonal volume
 - This design, with maximum flat areas of 84sqm and 83sqm (without subtracting the necessary area for the stairwell/circulation areas) would deliver the most functional floorplates out of the three alternate options.
- Option 3 – Roof-like appearance
 - This design, with maximum unit areas of 64sqm and 72sqm (without subtracting the necessary area for the stairwell/circulation areas), would overall deliver less total floor area than Option 1, whilst presenting a bulky appearance. It is noted however that the undesirable volume would facilitate greater ceiling heights for internal amenity.

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.

An assessment of the daylight and sunlight access impact, privacy impact and bulk impact should be included in a Design and Access Statement at a minimum.

Transport considerations

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.

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'.

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The site has a PTAL value of 2, considered 'poor' access to public transport services. The site is within the Crouch End 'A' CPZ which has operating hours of 10am to 12noon Monday to Friday, providing a degree of on street parking controls. It is also within what was formerly designated as the Crouch End Restricted Conversion Area, where parking stresses are known to be an issue.

It is not known (but assumed) that there is no car parking for the existing 8 flats, but this should be confirmed with any formal application made. No car parking is proposed for the additional 2 units.

The site does not meet the criteria of DPD Policy DM32 for car free development, due to its PTAL value. The 2011 census recorded average car ownership in the Crouch End ward at 0.75 vehicles per household. This level of local car ownership is expected to have reduced since the time of that survey. Two new units could therefore be predicted to generate parking demand for a maximum of 1 to 2 vehicles. It is considered that any new demands from the additional units will be negligible and within the normal range of variation of on street parking that is taking place at present.

There does not appear to be any reference to provision of cycle parking to meet the numerical requirements of the London Plan. 4 secure, weatherproof spaces are required to meet London Plan requirements. The applicant could consider providing secure long stay cycle parking for all of the existing units as well which would be encouraged and align with current transportation policies to promote the uptake of sustainable and active travel modes and provide an alternative to the private car.

Full dimensional and layout details will be required, including the system intending to be used, with scaled drawings showing the proposed arrangements and detailing how the manufacturer's specifications for installation are met. Cycle parking needs to meet the requirements of the London Cycle Design Standards as produced by TfL.

Finally, given this development will be constructed in a residential area, and a CLP/CMS should accompany any formal application, outlining the construction period and programme, and the numbers and types of construction vehicles attending the site. All arrangements to minimise the impact on both the Public Highway and adjacent neighbours will need to be included in this document. This

will include deliveries and collections being made outside of the peak AM and PM periods and means of scheduling vehicle arrivals to prevent waiting on the highway.

Conclusion

The principle of additional housing is supported. However, the proposal in its originally submitted form is considered unacceptable because it would not improve the appearance of the building and fail to preserve or enhance the Conservation Area. The three alternate design options have been considered as part of this advice note. However, further investigation is required beyond the massing studies to ensure that a proposed design is sympathetic to the surrounds.

5. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all the information.

The following information will be required for registration of the planning application in respect of this site.

Planning Application

1. A completed application form available via the [Planning Portal](#).
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans to have a scale bar and one significant dimension. All drawings must be labelled with a drawing number and note of any revisions.
5. Design & Access Statement (DAS).
6. Heritage Statement.
7. Energy Statement.
8. Details of parking, cycle storage and waste/refuse storage.
9. Construction Logistics Plan/Method Statement.
10. Fee.

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

6. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through several steps:

1. Validation/Checking
Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressed to ensure compliance with policy. If considered 'valid' and likely to be acceptable they are registered. Applications are only checked when an officer is available so there can be several weeks before an application is validated and checked.
2. Registration
The application is entered into the register of applications and customers are informed formally that their application is registered.
3. Consultation (a minimum of 21 days following registration)
Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.
4. Decision
The planning service can deal with smaller applications under delegated powers (within 8 weeks) and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

7. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this pre-application advice note please contact the following Officer.

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