



Officer Report

Application Number:	HGY/2024/0920
Application Type:	Householder planning permission
Address:	11 View Road, Hornsey, London, N6 4DJ
Proposal:	Demolition of existing kerbside boundary wall. Erection of new boundary wall & gates, with associated landscaping.
Case Officer:	Roland Sheldon
Valid Date:	02/04/2024
Applicant:	Flutter
Agent:	Other Louis Scott

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The application site contains two semi-detached properties located on the northern side of View Road, N6. Planning permission has recently been granted for the demolition of the two dwellings and erection of a replacement single dwelling of a similar scale, massing and footprint to the existing 2 dwellings. The surrounding uses are residential. The site is located within Highgate Conservation Area. The site does not contain a listed building.

2. The Proposal

The proposal seeks the demolition of existing kerbside boundary wall, and erection of new boundary wall & gates, with associated landscaping.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

11 and 11A View Road, N6 4DJ

HGY/2023/0441: Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof – Approve 31/07/2023

HGY/2023/2344: Non-Material Amendment to planning application HGY/2023/0441 for amendments to approved drawings – Approve 26/09/2023

11 View Road, N6 4DJ

HGY/2024/0747: Non-material amendment sought for amendments to planning permission HGY/2023/0441 (Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof). Proposed changes:

- Internal layout amendments
- Minor external amendments to the detail of areas of brickwork, roof eaves, tile sidings, rooflights & glazing
- Addition of 1 nr flat rooflight behind a flat roof parapet
- A reduction in height of a single storey side elevation parapet – Pending determination

HGY/2024/0483: Details pursuant to condition 3 (detailed windows & doors drawings, and details of down pipes, rainwater/foul pipes & vents) of planning permission HGY/2023/0441 – Approved 24/04/2024

HGY/2024/0354: Details pursuant to condition 5 (Demolition Management Plan & Construction Logistics Management Plan) of planning permission reference HGY/2023/0441 – pending determination

HGY/2024/0144: Details pursuant to condition 4 (materials) of planning application ref. HGY/2023/0441 granted on 31st July 2023 for the demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof – Refuse 28/03/2024

4. CONSULTATION RESPONSE

The following were consulted on the planning application:

Internal

- LBH Conservation: No objection with regards to the proposed boundary wall and gates. Further details of materials should be provided. Any trees and vegetation that contributes significantly to the verdancy of the street in the front garden should be retained.
- LBH Arboriculture: No objection to the proposal aside from the removal of the Cryptomeria, Monkey Puzzle and Magnolia trees, which are fine established specimens in good condition worthy of TPO protection, with the evergreens adding all round interest.
- LBH Transportation: No comments received.

External

- Highgate CAAC
- Highgate Neighbourhood Forum:

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0
Supporting: 0
Neither: 0

The following local groups/societies made representations:

- Highgate CAAC: There is concern that the removal of the mature Cryptomeria and Monkey Puzzle trees and replacement with younger specimens would decrease the year round interest of the site.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage and;
2. Trees and landscaping.

Design & Heritage

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. 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 View Road streetscene is largely defined by large detached/semi-detached dwellings that benefit from a generous set-back from the street. The buildings are of varied periods from the end of the 19th century to recent times. There is a mixture of front boundary treatments within View Road, but there are a number of properties (including those in close proximity to the subject site) that have medium height red brick boundary walls with raised piers and ornate coping stones, with a mixture of wood and metal gating treatments, with a mix of mature and younger trees and shrubs in the front garden area. The soft landscaping provides a consistent verdant setting across the length of View Road.

The front garden area of the site is currently treated with a low boundary multi-stock front wall and a horseshoe driveway design, with a large semi-circular area of soft landscaping with a number of mature trees and shrubs.

The proposal seeks to demolish the existing front boundary wall and erect a replacement wall with 2 sets of wooden panelled double gates and a pedestrian gate, with brick piers and coping stones in-between. The existing hardstanding would be replaced with a permeable resin bound gravel,

central soft landscaping with bed planting area adjacent to the entrance and along the side boundaries. A soft landscaping scheme is proposed for the front garden area, including a number of new trees being added to the site, including a prominent front boundary hedge.

The replacement front garden wall and gates are of a high standard of design that would be in keeping with front garden treatments within the View Road street scene. In conjunction with a satisfactory soft landscaping scheme, the proposal would preserve and enhance the character and appearance of the Highgate Conservation Area, respecting the setting and value of all nearby heritage assets.

Trees and landscaping

London Plan policy G7 outlines that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed. The planting of additional trees should generally be included in new developments.

Policy DM1 of the Development Management Plan sets out that development proposals should demonstrate how landscaping and planting are integrated into the development as a whole. Development proposals should respond to trees on and close to the site and landscaped boundary and treatments.

Following revisions, the Magnolia, Japonica and Monkey evergreen trees will be retained in accordance with the arboriculture officer advice. A good quality soft landscaping scheme would be provided that retains the verdant quality of the front garden, alongside permeable hardstanding for the driveway and Yorkstone paving.

Conclusion

The proposed replacement front boundary wall, gates and front garden treatment would preserve the character and appearance of this part of the conservation area, providing a satisfactory standard of design and landscaping scheme.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 The development shall be carried out in accordance with the materials as detailed in the plans and information hereby approved. Notwithstanding the above, prior to the commencement of development, further details of the specific brick to be used for the boundary wall, including product reference details, shall be submitted to and approved in writing by the local planning authority.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The soft and hard landscaping scheme shall be carried out in accordance with the details hereby approved. The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following completion of development. Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 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.