

Dear Sir / Madam,

62 Cromwell Avenue, London, N6 5HL

**HOUSEHOLDER PLANNING APPLICATION FOR ERECTION OF A SINGLE STOREY, LEAN-TO SIDE INFILL
EXTENSION TO THE GROUND FLOOR.**

1.0 Introduction

The existing site contains a two storey, basement plus roof semi-detached building which is in use as C3 residential.

The following statement provides commentary in support of carefully considered enhancement to the existing building. This includes –

1.1 Erection of a single storey side infill extension with roof glazing

1.2 Minor associated external works inc. removal of self-seeded trees

This statement provides background information relating to the site and describes the proposed development. The property is located in the Highgate Conservation Area, designated in 21 December 1967 with subsequent extensions, but is not listed nor subject to Article 4 directions.

The property is located within Flood Zone 1 (low probability), and has a Public Transport Accessibility Level (PTAL) rating of 4 which represents a higher level of public transport accessibility. The site is not subject to TPO's.

This document should be read in conjunction with the architectural drawings.

2.0 Location and Existing Situation

The application site is situated within the London Borough of Haringey, to the South-West of the borough. The site is located approximately 0.5 miles from Highgate underground and 0.6 miles from Archway underground station.

The application site contains an existing semi-detached two storey plus attic building where similar semi-detached properties are found wrapping around from Cromwell Avenue to Winchester Place. The houses are red brick with slate roofs, stone lintels, columns, quoins to windows and detailing in stone above porches.

The surrounding area is characterised by residential properties of a similar character built from the late 1800's onwards.

3.0 Design

Use

The proposed side infill extension is for ancillary use. Drawing 300-01 demonstrates that the additional space is to be used for a combination of; bike storage, utility and garden storage.

Layout

There are little to no layout changes proposed to the layout of the house. The proposed layout can be seen on Architects drawing 300-01.

Amount

The new side infill extension provides approximately 22sqm of Gross Internal Area (GIA).

The extension design features a sloped roof where the top edge is some 3.2m high with the lower parapet at 2.65m. The neighbouring ground level at No.2 Winchester Place is very uneven, but we expect an average visible height of approximately 2.3m high.

4.0 Appearance

The extension is generally to be built in brickwork to match existing. Vertical timber cladding has been used to the front elevation to soften the appearance and provide differentiation from the original house. The roof consists of double glazed sloped glazing to provide light where windows are generally not appropriate.

5.0 Landscaping

The existing side passage is unkempt and both the house and drainage is suffering detrimental impact by the growth of the self-seeded trees. The side extension looks to address these matters. The applicant has plans out with this application for works to the rear garden which will look to provide additional trees and planting to offset any loss.

No changes are proposed to the front garden where the screening trees (a large holly and camellias) are being preserved.

6.0 Access

The existing side passage provides access to the rear of the house which is maintained in the proposal. This information has been provided through drawings that accompany the planning application.

7.0 Heritage

Description of the heritage asset and its setting;

The property is located within a Conservation Area (designated 1967), but is not nationally Listed, nor locally listed. The level of detail provided is proportionate to the significance of the asset and of the development proposed.

Cromwell Avenue falls from the junction of Highgate Hill with Hornsey Lane down hill to Archway Road. The gradient also runs steeply from one side to the other where the houses on the north side are elevated above. Cromwell Avenue is laid out in a serpentine form.

No.62 Cromwell Avenue sits on the curve where Cromwell Avenue becomes Winchester Place. The existing material palette is described in section 2.0.

The house features canted front bays at ground and first floors, recessed front entrance and a small front facing brick dormer gable at attic level.

The front garden has an abundance of shrubs and trees along with street trees which provides significant screening from the public realm.

An assessment of significance;

The proposed works are described elsewhere in this supporting document and should be read in conjunction with the Architectural drawings.

The proposed works are largely to match that of the existing. The proposal is modest in height, appearance and is notably set back from the street where screening is provided by existing trees which are to be maintained.

The character and appearance of the property as viewed from Cromwell Avenue and Winchester Place would make for limited to no change to that of the existing. Therefore, any local heritage interest of the building and its character and distinctiveness to the area will be without detriment. As detailed elsewhere in the statement the proposed development looks to match existing style and materials. The materials used are sympathetic to the those of the existing house and surrounding area whilst acknowledging its need for maintenance, modernisation and accretive growth over its life.

8.0 Conclusion

This planning application proposes a simple, modest addition to the existing building which provides sensitive enhancement of existing building. Similar alterations feature, or have been previously permitted in the local area. Proposals are also motivated to resolve detrimental effects of uncontrolled self-seeded trees for the applicant.

The principle of the proposed extensions and alterations are considered to be acceptable.

The proposed extension is considered to be well designed, of an appropriate scale and in line with what would be considered acceptable. The extension is subservient to the existing building and will be constructed in materials which match or are complimentary to the existing building. The proposed alteration continues to protect the heritage significance of the surrounding Conservation Area whilst acknowledging the need for development.

The proposal is considered to be acceptable in terms of size, design and amenity and results in no amenity impacts to neighbouring occupiers. The amenity of the applicant is considered to be greatly improved by the proposal.

General

Paragraph 38 of the NPPF requires that in decision making, local authorities should;

'...approach decisions on proposed development in a positive and creative way', and; 'work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

We trust that the enclosed information is in order and should you wish to discuss the matter further, please do not hesitate to contact us.

Yours sincerely,
on behalf of Native North Ltd.

Justin Brown

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