

04. PLANNING HISTORY

Planning refusal HGY/2023/3217 Response:

The proposal has been revised to address the 2024 refusal. Some key points of comparison to note, include:

Site Coverage

- The building coverage of the proposed development has significantly reduced - to just 41%.
- This is a reduction in footprint of more than 30%.

Height

- The overall height of the proposed development has been reduced below the adjoining garages
- It is a lower height than all other houses in Shepherds Close

Front Setback

- The front setback of the proposed dwelling has been increased to 2.8m.
- It is setback from the boundary a greater distance than the majority of Shepherds Close - namely houses No.s 12 – 27.

Width

- The proposed width has been significantly reduced to 4.7m internally.
- The width now matches the internal widths of the other dwellings in Shepherds Close.

Side Setback

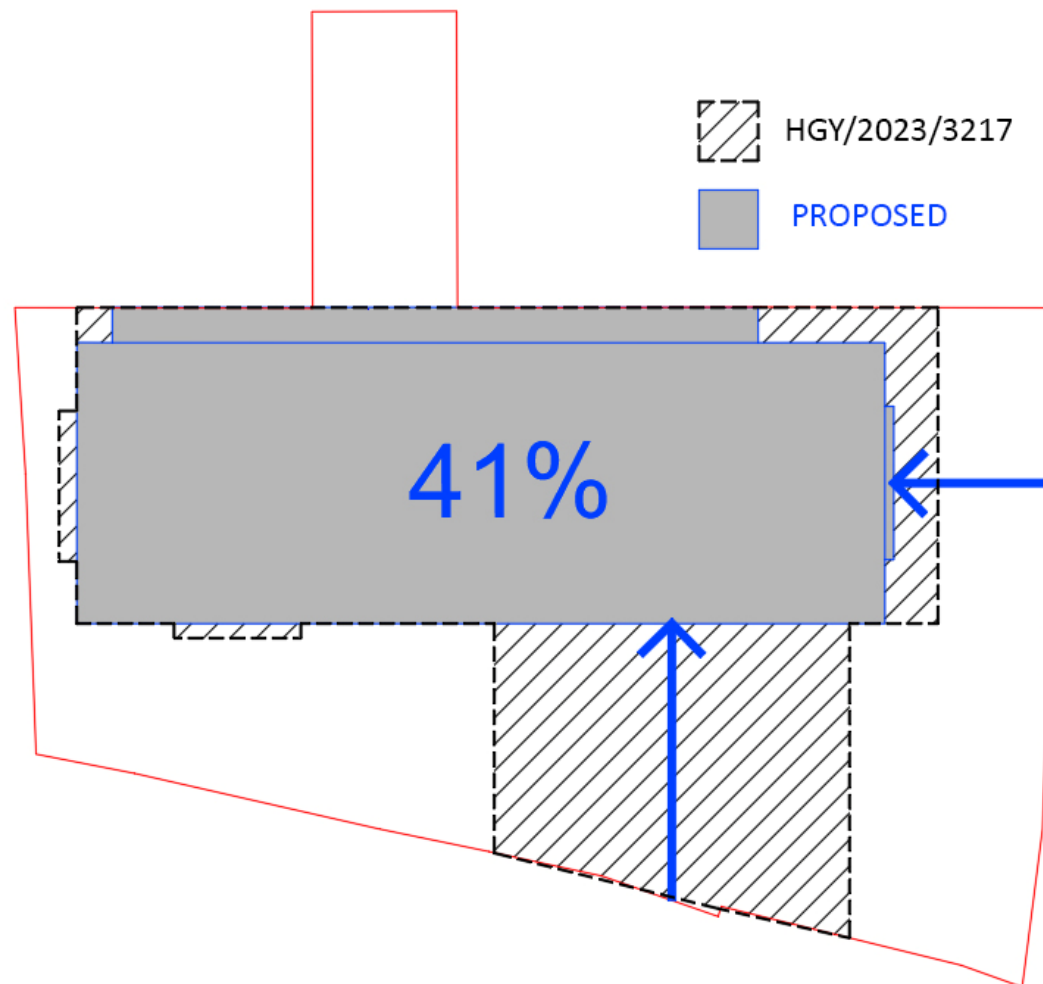
- The dwelling no longer extends to the southern boundary.
- There is a setback of 11.6m
- The setback is separated by:
 - i) an established garden of No. 27;
 - ii) a public footpath, and;
 - iii) the proposed garden & green wall of No. 28
- There will be no change in the existing height of the boundary.
- The southern boundary fence height remains unaltered.

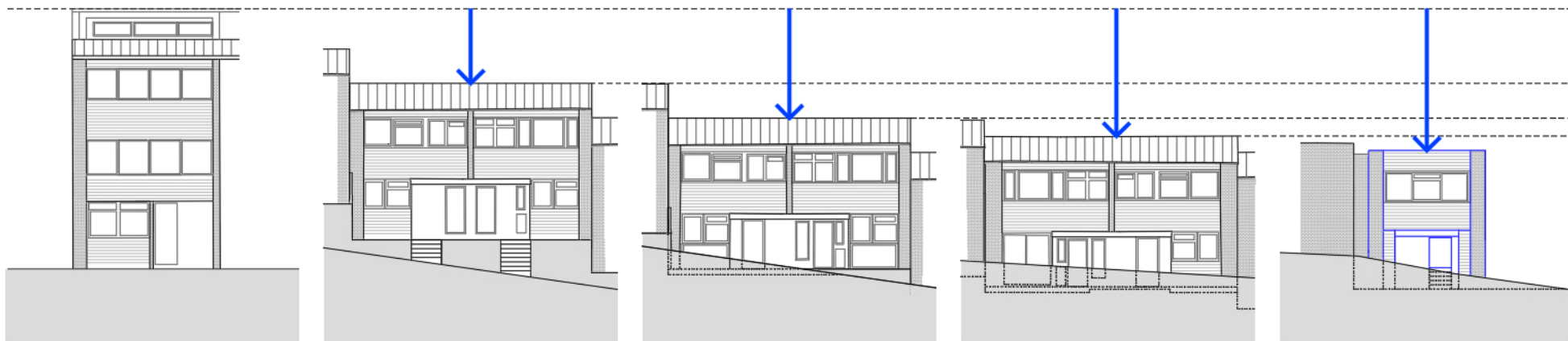
Green vista and visibility across site

- The site has been lawfully cleared of vegetation, enclosed and boarded. The proposal removes the existing front fence, and reinstates views through and across the site. A proposed espalier living wall delineates public and private garden areas, while increasing greenery and biodiversity.
- The proposal respects the street scene, enhancing surveillance, protecting privacy, and providing an extensive range of amenity spaces.

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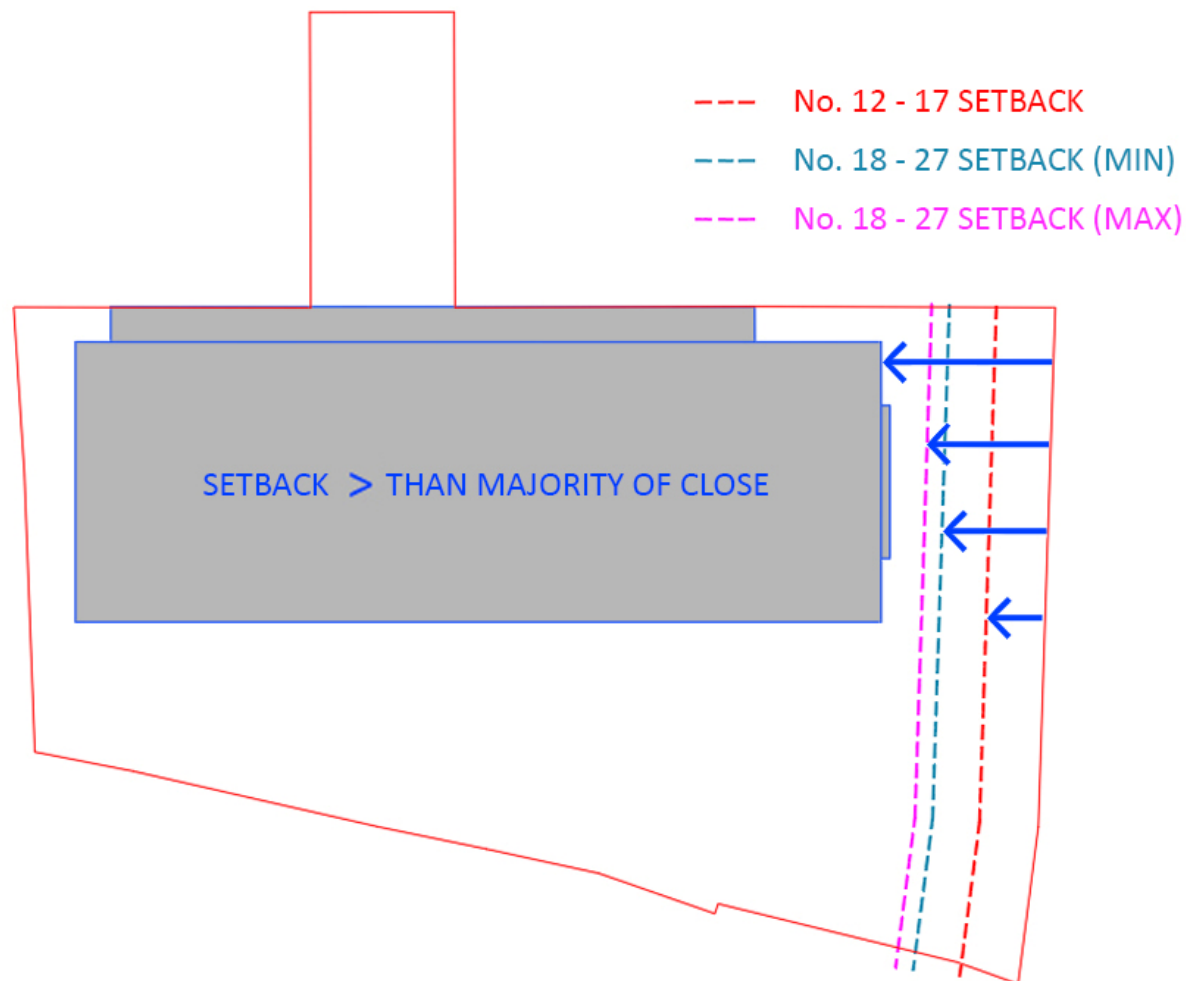


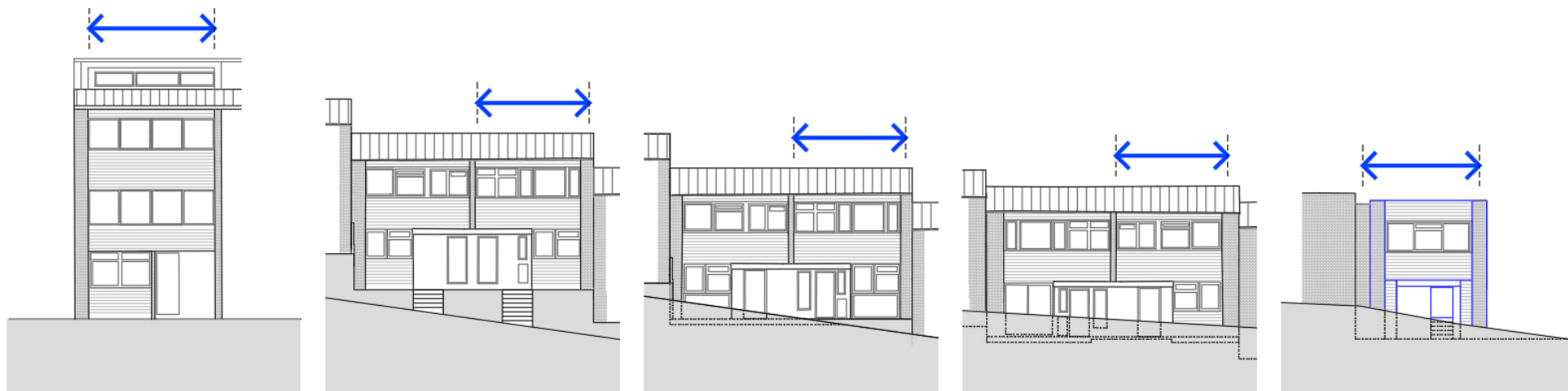
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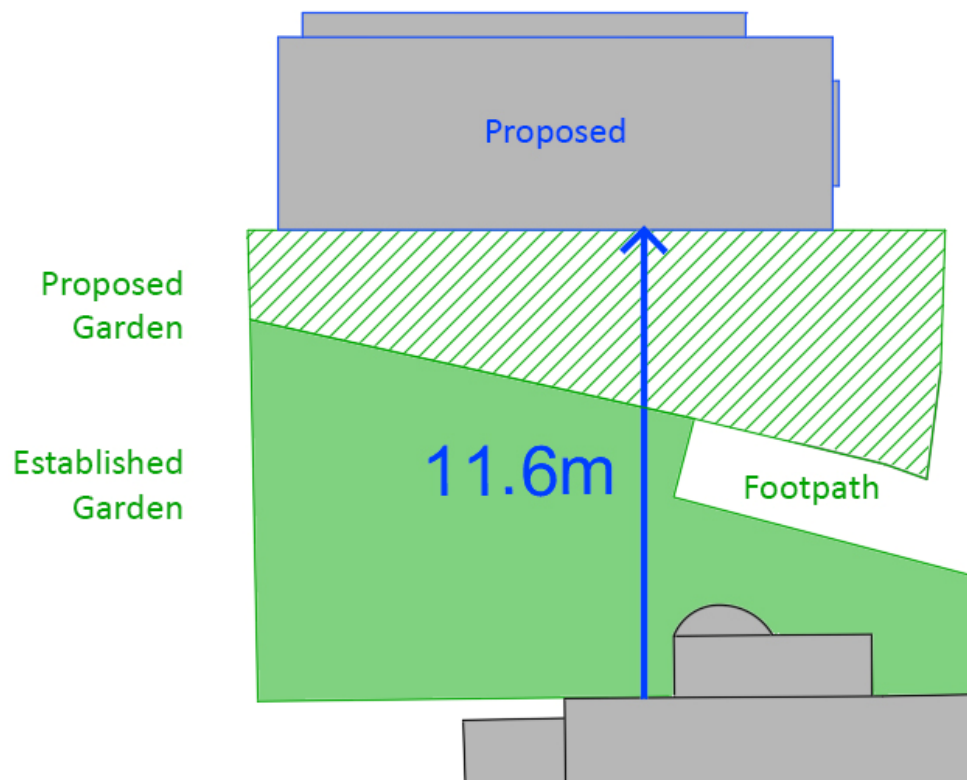


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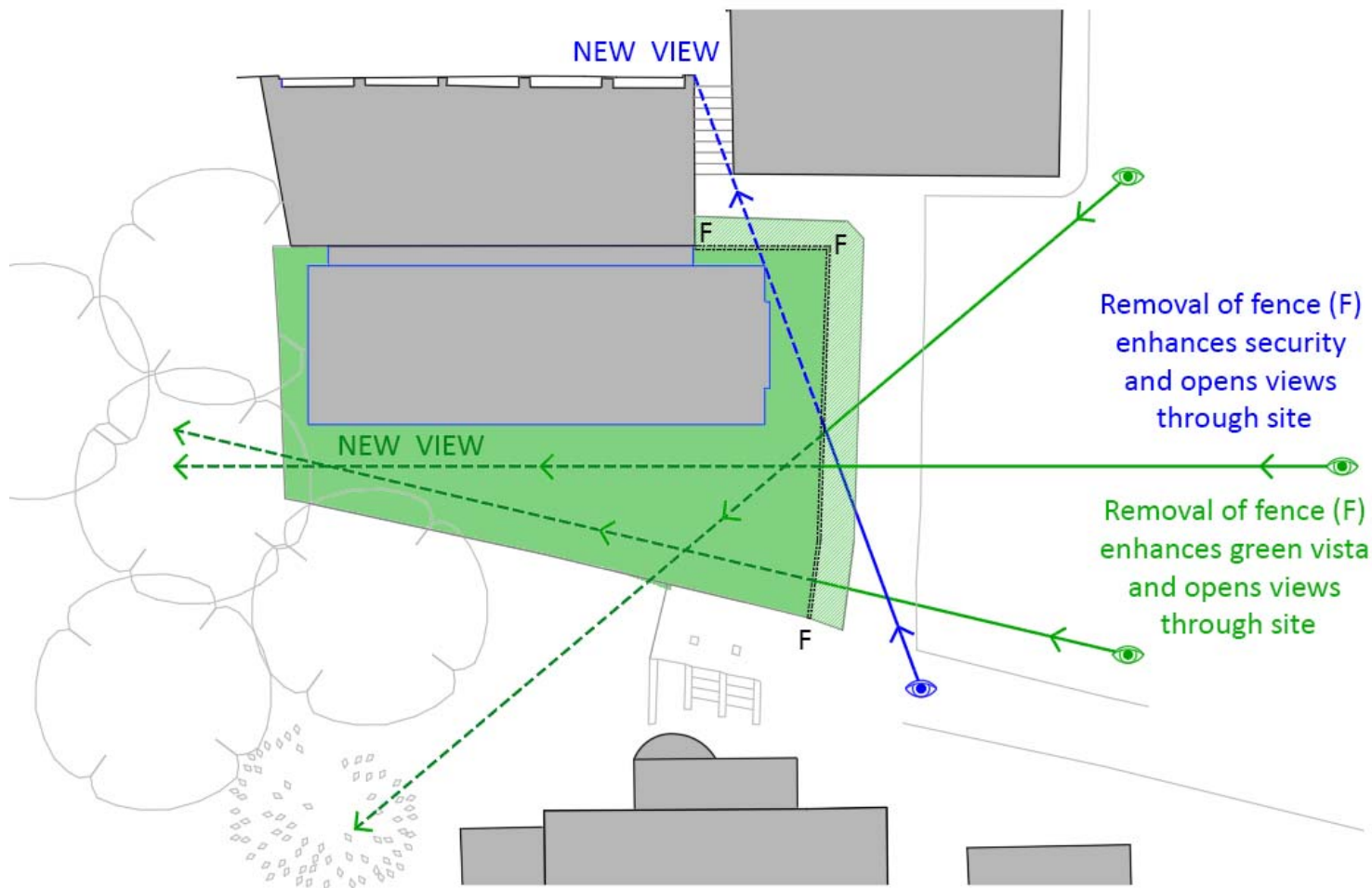
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- The proposal respects the street scene, enhancing surveillance, protecting privacy, and providing an extensive range of amenity spaces.



Officer Report HGY/2023/3217:

The Planning Officer's Report notes on page 4:

"The removal of the mature conifer trees on the site under the s211 procedure, which the submitted Planning Statement indicates as a major change since the consideration of previous schemes. Also, that the site is now closed and boarded, as opposed to the open state it was in at the time of the 2020 Appeal.

The matter regarding the lawfulness of the tree clearance on the site has been investigated. The trees had been investigated by Council Tree Officer and confirmed as not meeting the standards for a TPO, as outlined in the previous Officers report, and it has been confirmed by Haringey's Enforcement Team that the removal of the trees was undertaken lawfully at the time in 2021.

Officer Report HGY/2023/3217:

The Planning Officer's Report notes on page 9:

Assessment

As outlined in the submitted 'Planning Statement' and 'Design, Access & Heritage Statement' (DAS), the development site has undergone changes since the previous refused planning application and dismissed 2020 Appeal. The site has been cleared of mature conifer trees, as noted in many objections received, and a boarded fence erected across the front boundary of the site.

As noted earlier, the matter regarding the lawfulness of the tree clearance on the site has been investigated.

The trees had been investigated by a Council Tree Officer and confirmed as not meeting the standards for a TPO, as outlined in the previous Officers report, and it has been confirmed by Haringey's Enforcement Team that the removal of the trees was undertaken lawfully at the time in 2021."

Fence installation under Permitted Development

DESIGN & ACCESS STATEMENT

To prevent historical fly tipping, dumping of garden and builders waste, and to keep the site clear and tidy, the Enforcement Officer suggested that the applicant install a 2m fence along the Shepherds Close and Parkland Walk elevations, entirely enclosing the site.

The 2m permanent wood fence was installed under Permitted Development.

This has considerably enhanced security within the Close.

Prior to its erection, rough sleepers (or others) would frequently break into the adjacent garages via Parkland Walk and the application site.

There has been a considerable reduction in fly tipping and dumping incidents since the fence was installed.

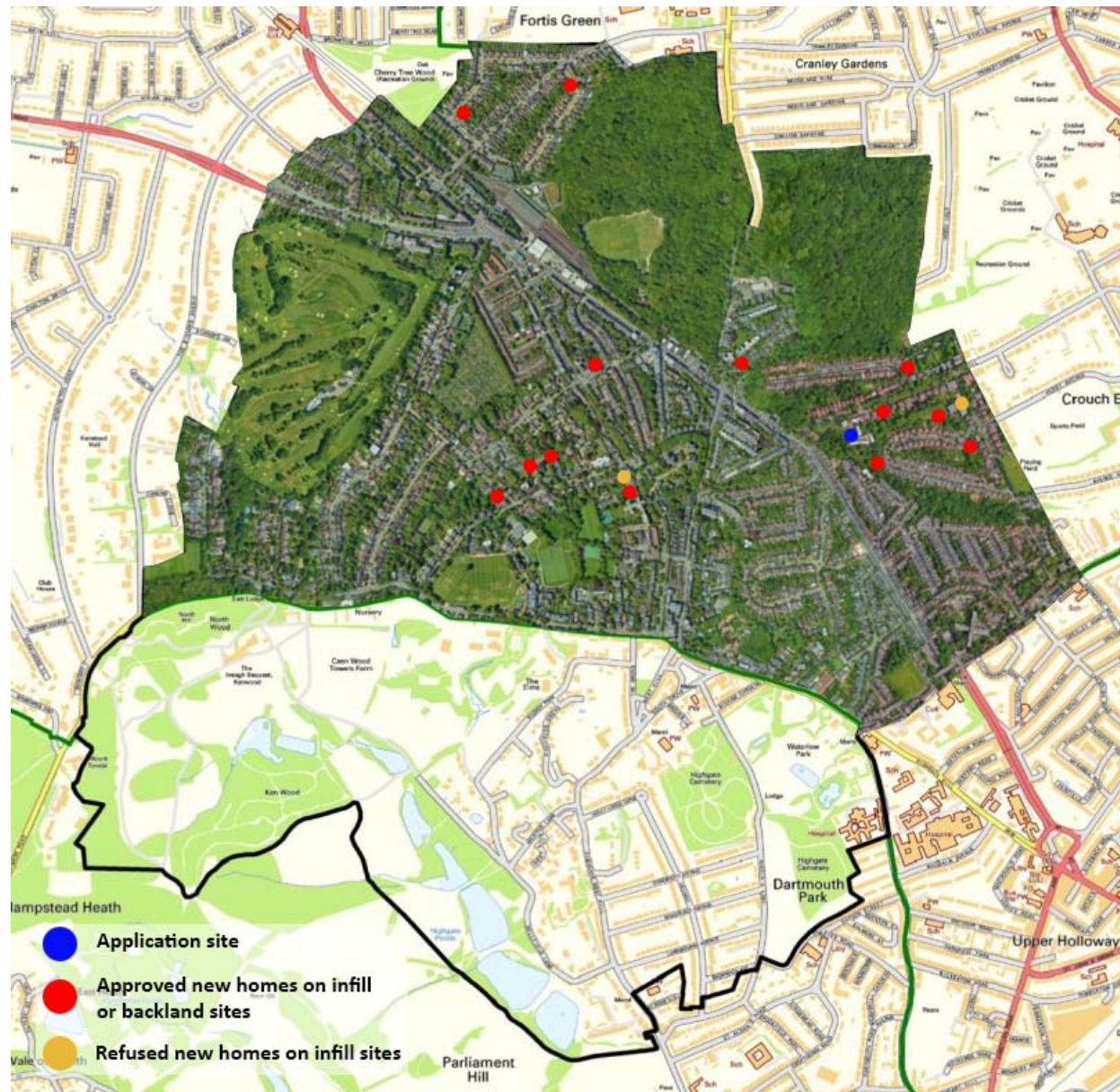


The lawful erection of the fence unfortunately has reduced visibly of the stair area between the garage blocks.

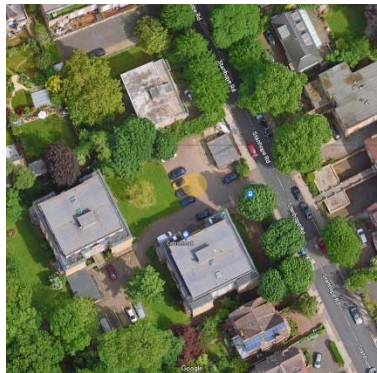
The proposal is to remove the front fence and to reinstate the line of sight into the stairwell area, providing a significant safety and public realm enhancement.

New build houses in Highgate (Haringey) CA

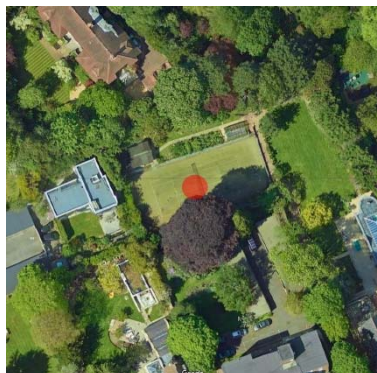
DESIGN & ACCESS STATEMENT



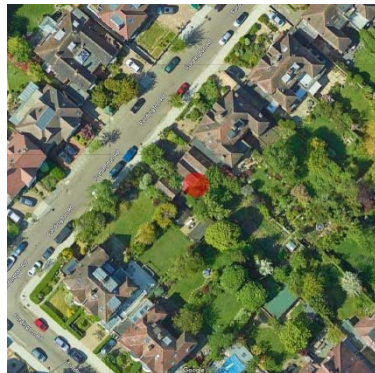
New build houses in Highgate (Haringey) CA



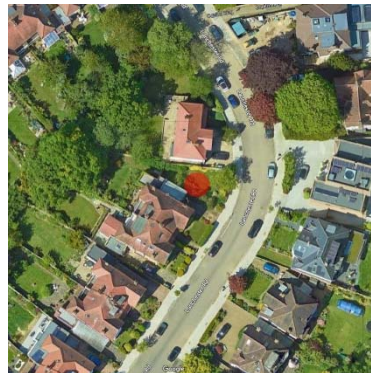
HGY/2023/0949 – Refused



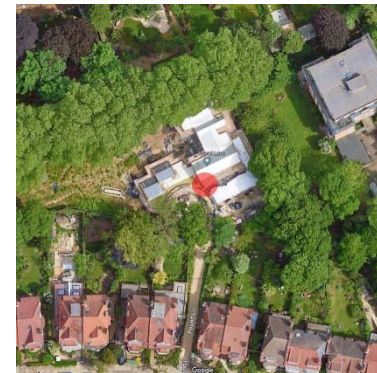
HGY/2021/0692 – Approved



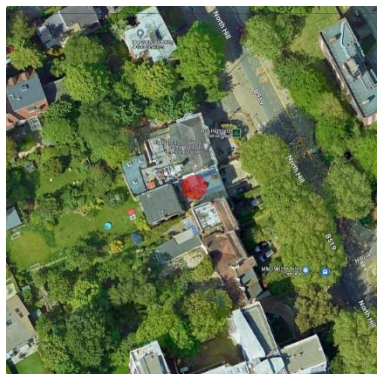
HGY/2021/1604 – Approved



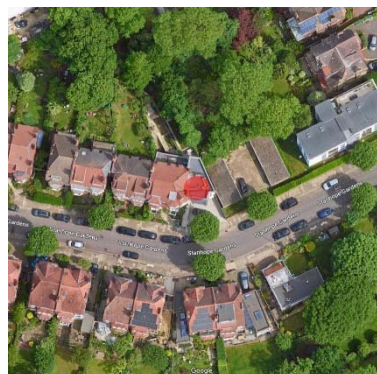
HGY/2019/1070 – Approved



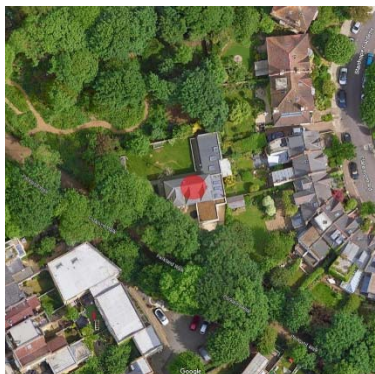
HGY/2015/0078 – Approved



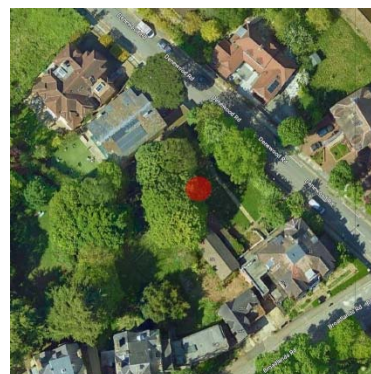
HGY/2016/1253 – Approved



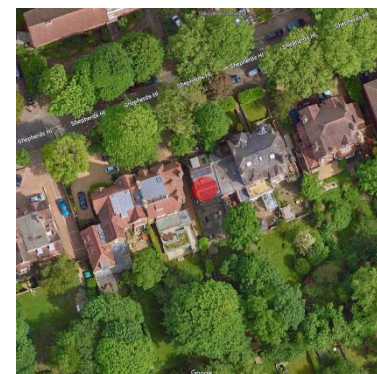
HGY/2016/0699 – Approved



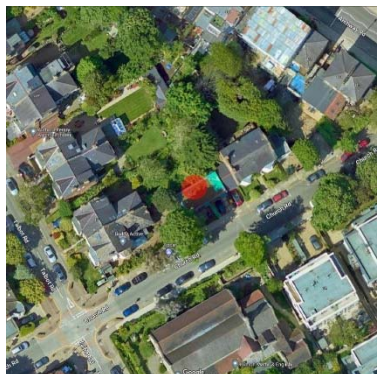
HGY/2015/0078 – Approved



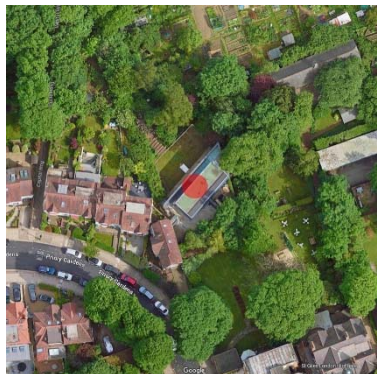
HGY/2015/1424 – Approved



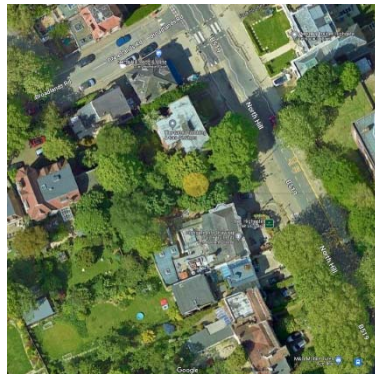
HGY/2014/1559 – Approved



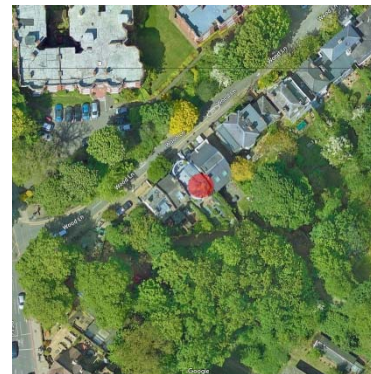
APP/Y5420/A/10/212858 – Appeal granted



HGY/2009/0364 – Approved



HGY/2008/0586 – Refused



APP/Y5420/A/04 – Appeal granted



HGY/2004/1295 – Approved

05. PLANS & PROPOSALS

DESIGN & ACCESS STATEMENT

Description of Development:

The proposal is a modest 2 storey, 3 bed, residential dwelling, a building part below ground floor and set in an extensive garden. The design integrates with the modernist style of Shepherds Close and matches its layout and aesthetic. It is a contemporary addition that communicates with Harley Sherlock's original architecture, complimenting and completing the Close.

The proposed house is smaller scale than its neighbours. It is set partially below ground, matching the entry arrangement of its neighbours. The building has a flat roof and is a lower height than all other neighbours. It is setback further from the street than the majority of houses and provides ample space for streetscape enhancement. More than 50% of the site is garden.

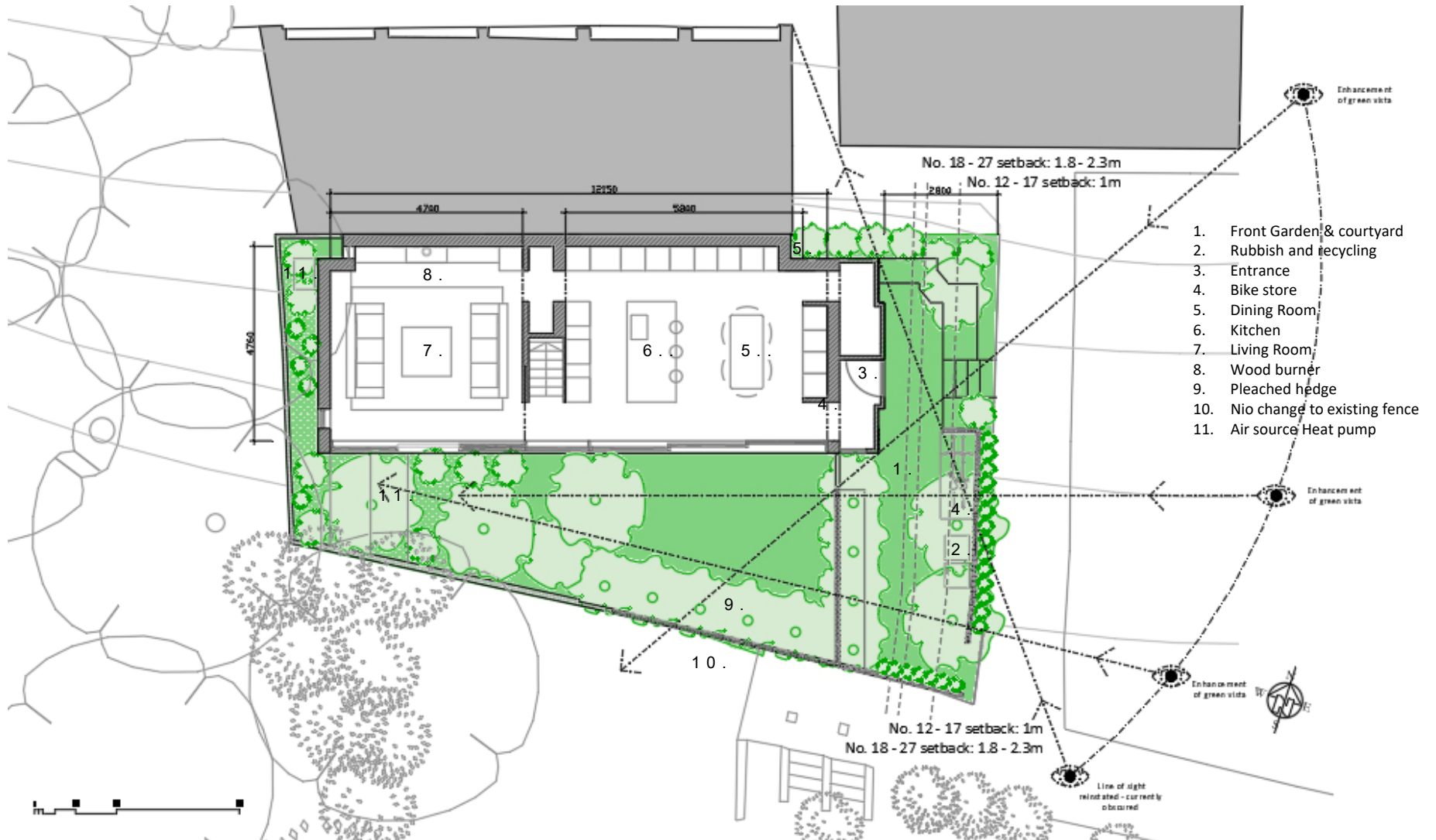
The proposed landscaping extends and enhances existing greenery in Parkland Walk. It creates a dialogue between the existing gardens of Shepherds Close, the rewilded Parkland and broader landscape

The proposal provides a number of public benefits, improving Shepherds Close and Parkland Walk, and enhancing the character and appearance of the Highgate Conservation Area .

On its considerable merits, the application should be supported and granted approval.

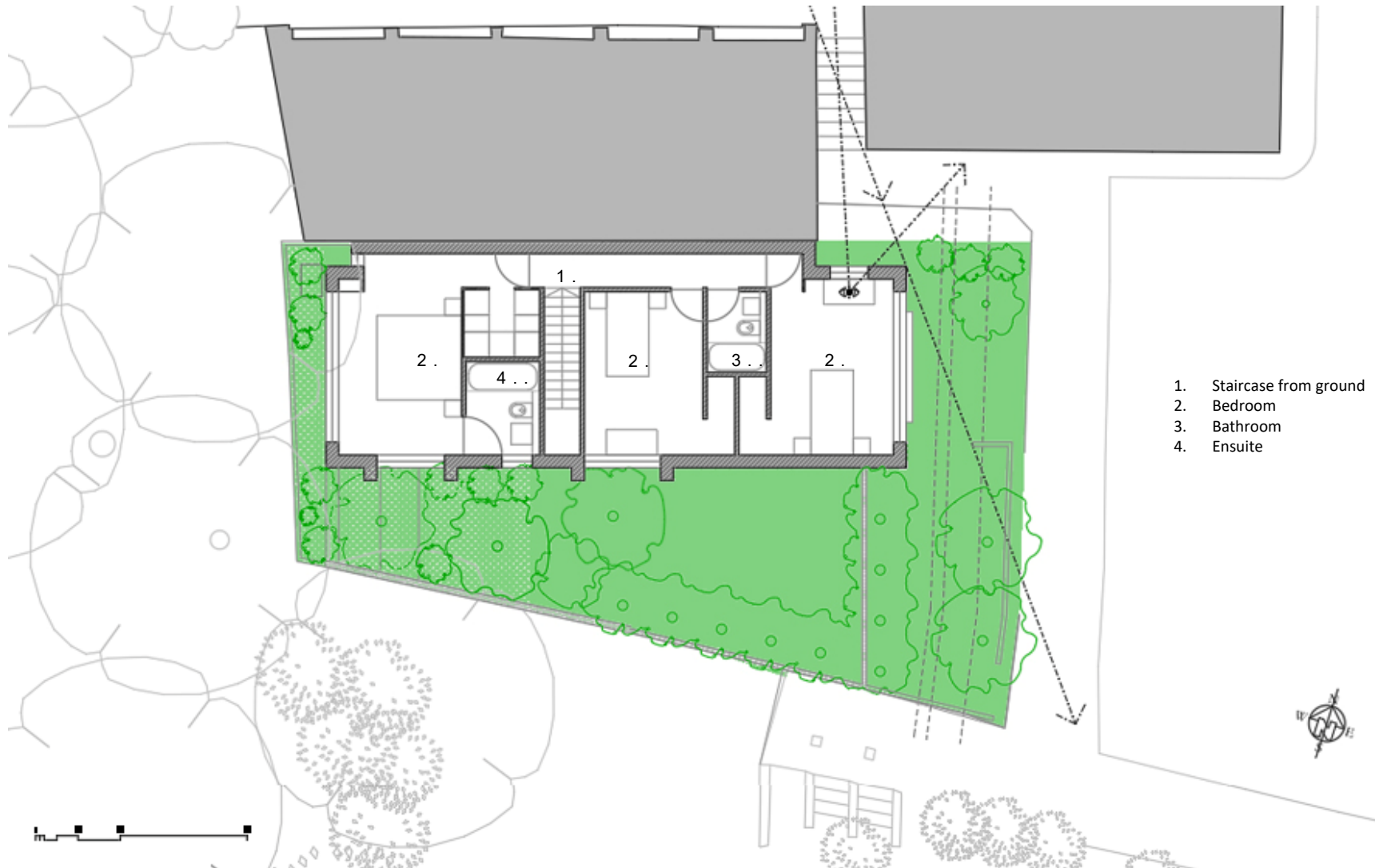
Proposed floor plans - Ground

DESIGN & ACCESS STATEMENT



Proposed floor plan – First floor

DESIGN & ACCESS STATEMENT



Proposed Eastern elevation – Shepherds Close

DESIGN & ACCESS STATEMENT

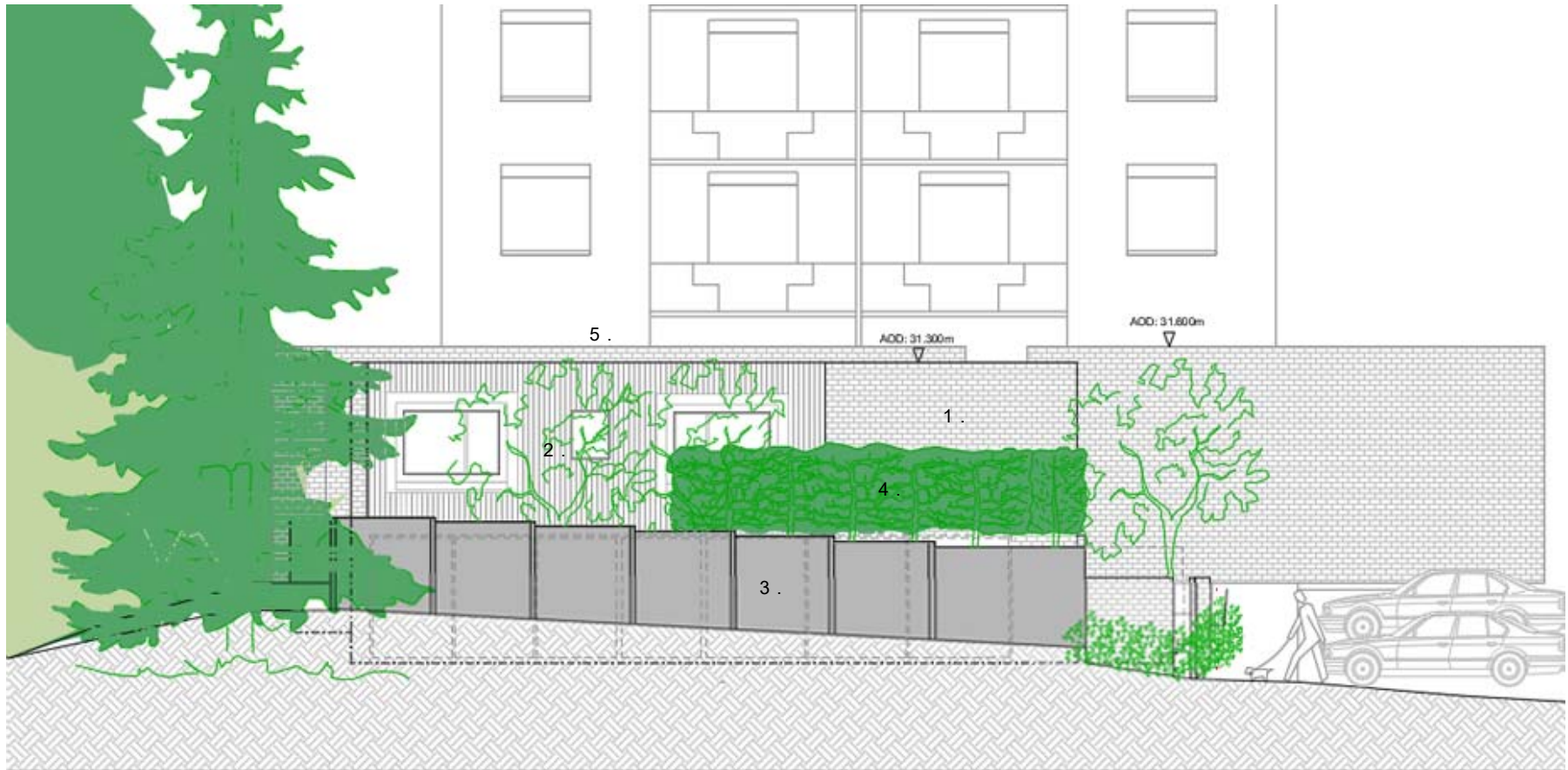


1. Matching brickwork
2. Matching infill wall
3. No change to existing fence
4. Pleached hedge
5. Outline of existing fence



Proposed Southern elevation – No. 27

DESIGN & ACCESS STATEMENT

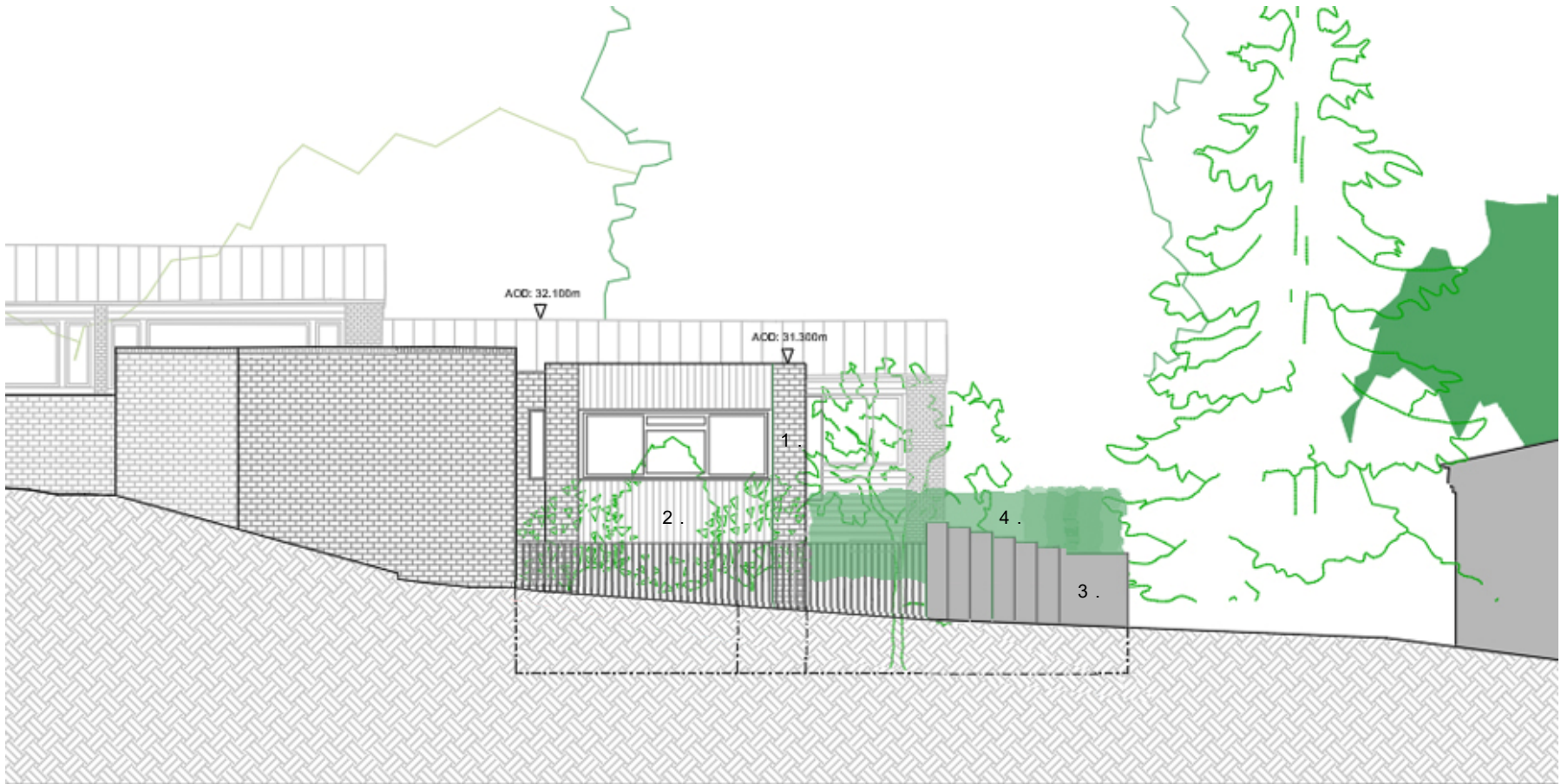


1. Matching brickwork
2. Wood cladding
3. No change to existing fence
4. Pleached hedge
5. Height of existing garages



Proposed Eastern elevation – Parkland Walk

DESIGN & ACCESS STATEMENT

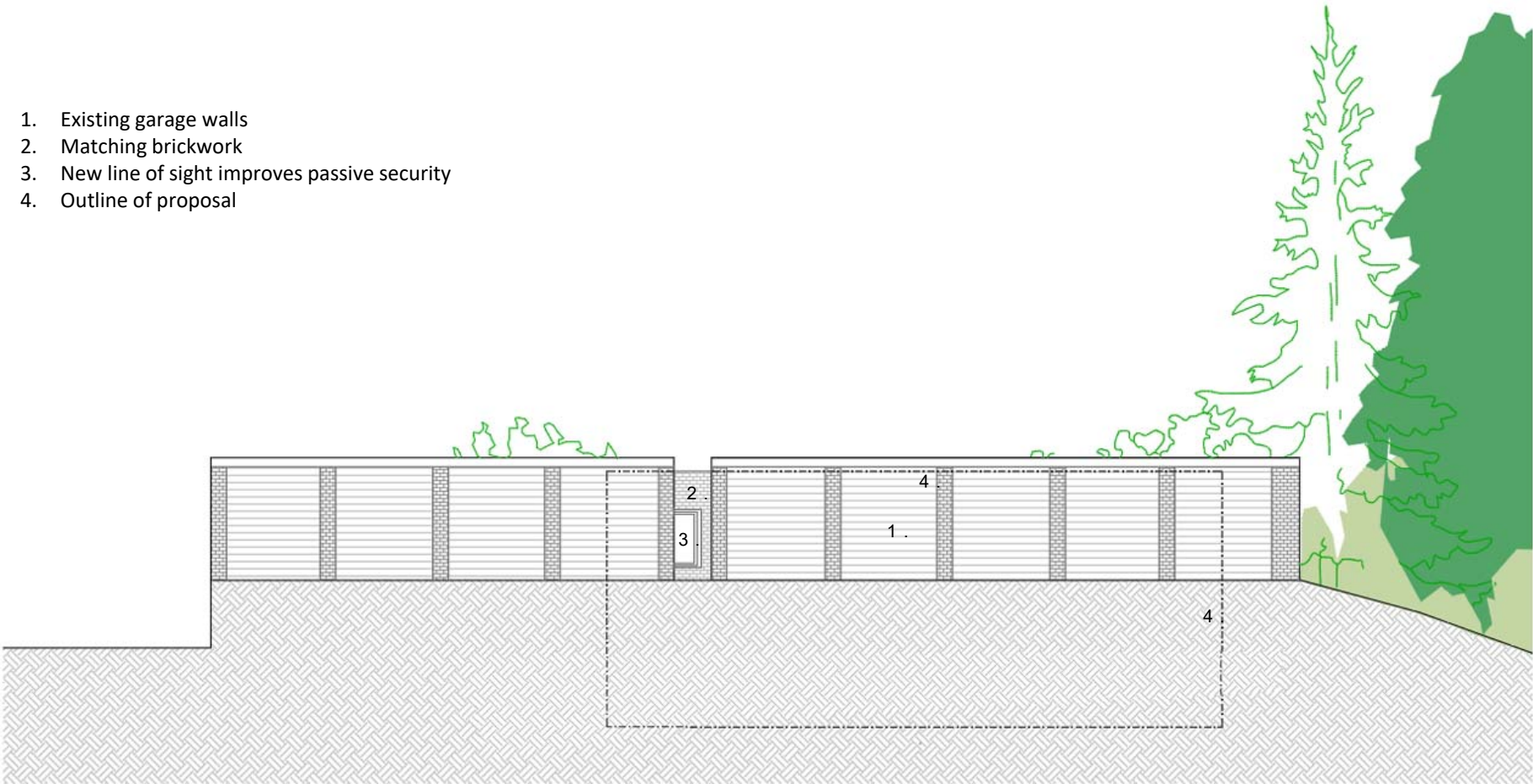


1. Matching brickwork
2. Matching infill wall
3. No change to existing fence
4. Pleached hedge



Proposed Northern elevation – Garages

- 1. Existing garage walls
- 2. Matching brickwork
- 3. New line of sight improves passive security
- 4. Outline of proposal

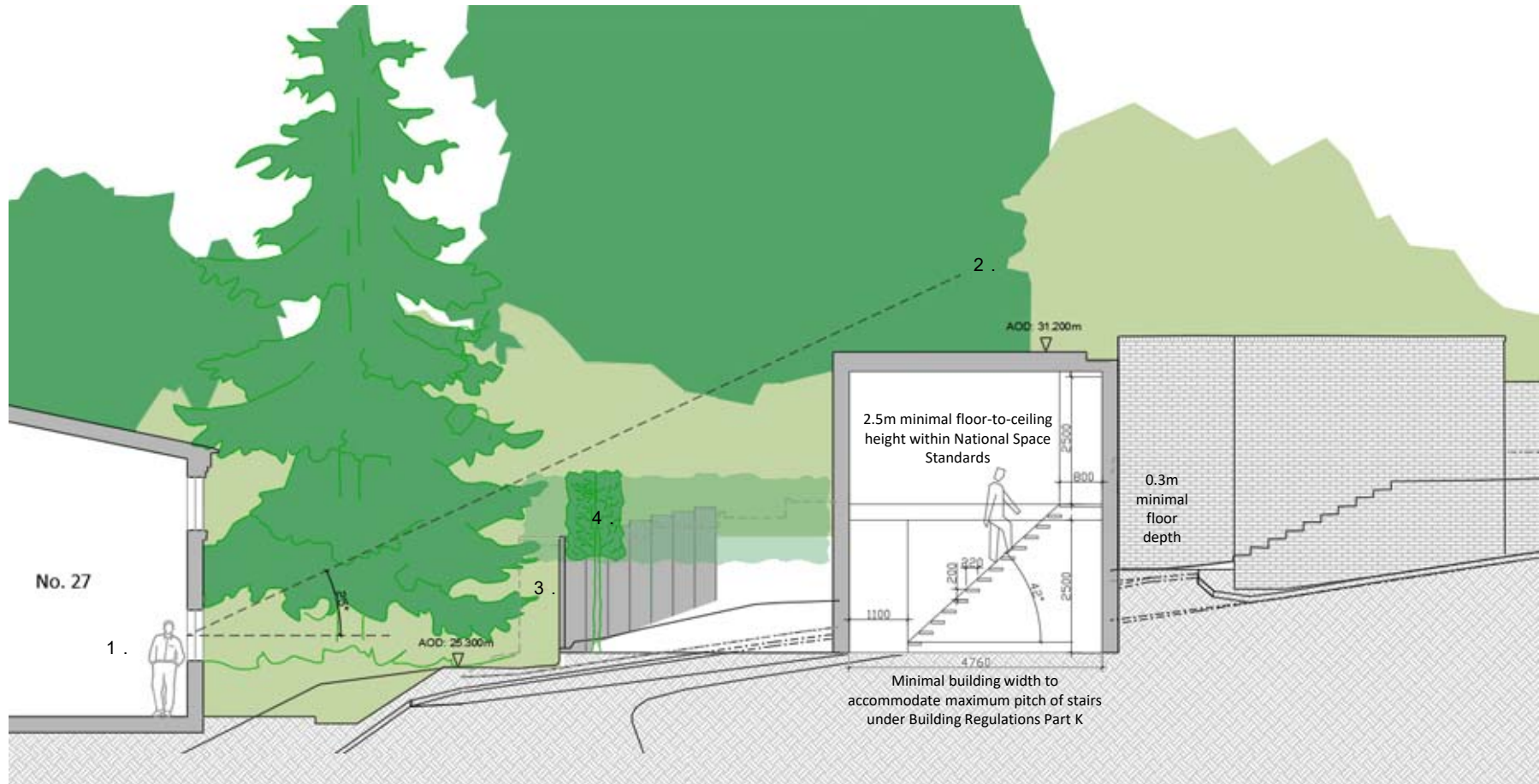


The application site sits immediately behind/beyond these garages
and is largely concealed from this elevation

Nationally described Space Standard: Table 1 - Minimum gross internal floor areas and storage							
House No.	Dwelling type	No. of storeys	Essential GIA (m ²)	Proposed GIA (m ²)	Amenity space (m ²)	Built in Storage (m ²)	Complies
28	3b 4p	2	84	119	92	2.5	✓

Proposed Section – BRE ‘Good Daylight’

DESIGN & ACCESS STATEMENT



1. Mid point of window at lower ground floor
2. Daylight angle complies with BRE 'Site layout planning for daylight and sunlight: a guide to good practice'
3. Existing fence – no change
4. Pleached hedge



06. PROPOSED MATERIALS

06 PROPOSED MATERIALS

Walls

NO. 28 SHEPHERDS CLOSE

DESIGN & ACCESS STATEMENT



Matching dark brick
for walls facing towards
Shepherds Close

Image:
Flank wall of No. 11 Shepherds Close



White mosaic infill panels

Image:
No.s 6, 8, 10 Denewood Road, Highgate



Larch cladding
for wall facing towards
Parkland Walk

Image:
Hackney House, Undercurrent Architects

07. LANDSCAPE PROPOSALS



The application site is a gravelled, infill site, with no greenery or landscaping.

The proposal includes significant restoration of biodiversity and greenery. More than 50% of the site is garden.

Landscaping along the street frontage will enhance the quality of the public realm in Shepherds Close. It also reinforces the attractive green vista of Parkland Walk.

The proposed canopy and understorey species increase biodiversity and habitat, assisting bats and other protected species commute across the landscape.

Mature, native trees are proposed (in keeping with the species of Parkland Walk) so that established greenery can be returned as soon as possible after building works complete.

Trees of Parkland Walk

Ash leaf



As you stroll along the Parkland Walk you will notice that there are few veteran trees, this is the result of the railway companies mowing the grassy slopes of the embankments and cuttings, and from regular grass fires caused by passing steam trains. Both had the same effect - to prevent the growth of woodland shrubs and trees. As the line was set for closure in 1970 the management of these slopes was reduced, enabling trees to colonise freely.

The vegetation pattern of the Walk is mainly that of a young, deciduous woodland comparable to the edge of a mature wood. Woodland edges are rich wildlife habitats because this is the point where different communities join and overlap producing a mixture of the plants and animals from both. In addition some areas are still deliberately kept clear of trees to provide a grassland habitat.

Hawthorn



The tree canopy comprises mainly of sycamore, oak and ash with strands of self established cherry, silver birch and the occasional fruit tree. However some of the areas are more species rich containing hawthorn, holly, elder, english elm and several non-native species such as laurel. The ground flora is mainly dominated by ivy, bramble and wood avens with outcrops of cow parsley, violet, crow garlic, wood sedge and even the locally rare lady fern.

Ash



This woodland is an important part of the overall management plan for the Walk whose main aims are to maintain the Walk's open woodland character whilst encouraging a wide diversity of native tree species and to favour the growth of those species which support the most diverse wildlife.

To achieve this a number of woodland habitat works take place annually including the removal of 'weed trees' such as sycamore. These would otherwise dominate and prevent the growth of favoured species. Through coppicing of native species, more light is able to reach the woodland floor stimulating the growth of under-storey habitats. The grassy embankments are mowed so they are not over-colonised by trees and the Walk turned into continuous woodland. Felled trees and fallen branches are not wasted but stacked within the woodlands to create deadwood habitats for stag beetles and other invertebrates.

Silver Birch



What to look out for:

Silver Birch "*Betula pendula*"

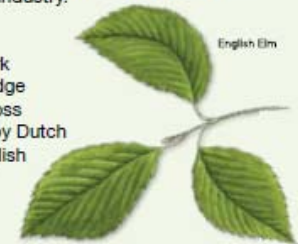
The bark is a whitish colour and sheds layers like tissue paper. The smooth twigs have little dark warts and the leaves are small, roughly triangular and pointed with a toothed edge. In the summer female flowers called "catkins" are bright green then becoming dark crimson. Before seeds are dropped they hang like "lamb tails".

Did you know? The name "birch" is a very ancient one, derived from the Sanskrit bhurga meaning "a tree whose bark is used for writing upon" and it was a holy tree, revered by pagan Celtic & Germanic tribes. It was also once used in large quantities to make hard wearing bobbins, spools and reels for the cotton industry.

English Elm "*Ulmus procera*"

Elms have characteristically asymmetrical bases. The dark green leaves are oval and toothed/serrated around the edge and are often puckered or crumpled. Once common across England, this elm was ravaged in the late 20th century by Dutch elm disease. There is still debate over whether the English elm is truly a native species or was brought here by Bronze Age farmers.

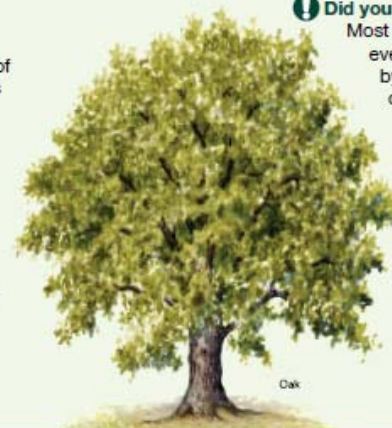
English Elm



Did you know?

Most elm seeds are sterile, and a good crop is only produced every 2 or 3 years. So new trees are usually produced by suckers sent out from a parent plant. This method of reproduction means that most elms are identical clones of one parent, so if one succumbs to a particular disease it is likely the rest will too.

Oak





Silver birch
focal tree
Acer decorative
borders
Brick pavers

Planted courtyard by Undercurrent Architects, Battersea, London



Integrated bat box
Wienerberger Habitat



Integrated swift box
Wienerberger Habitat



Green roof
www.bauder.co.uk

Landscape ideas – by Phoebe D’Arcy



Feature trees in under storey bed



Landscape structure, layering, privacy, beauty



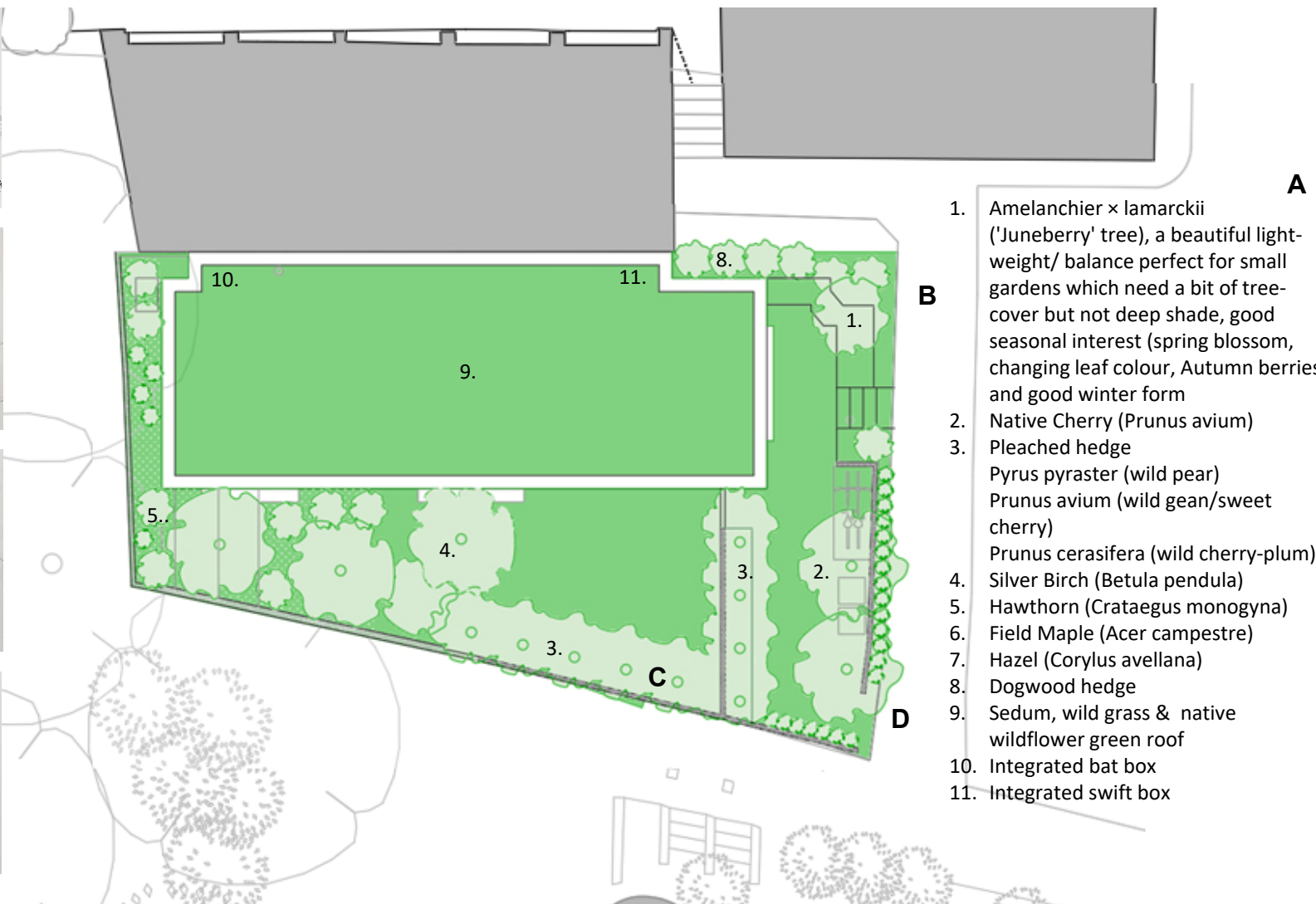
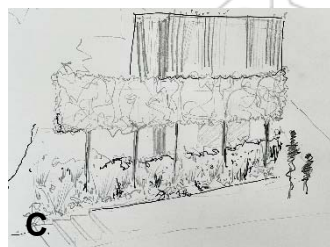
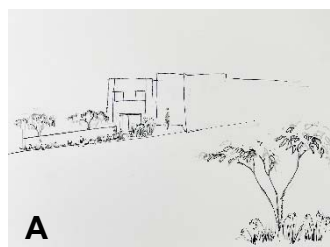
Small bed along wall base



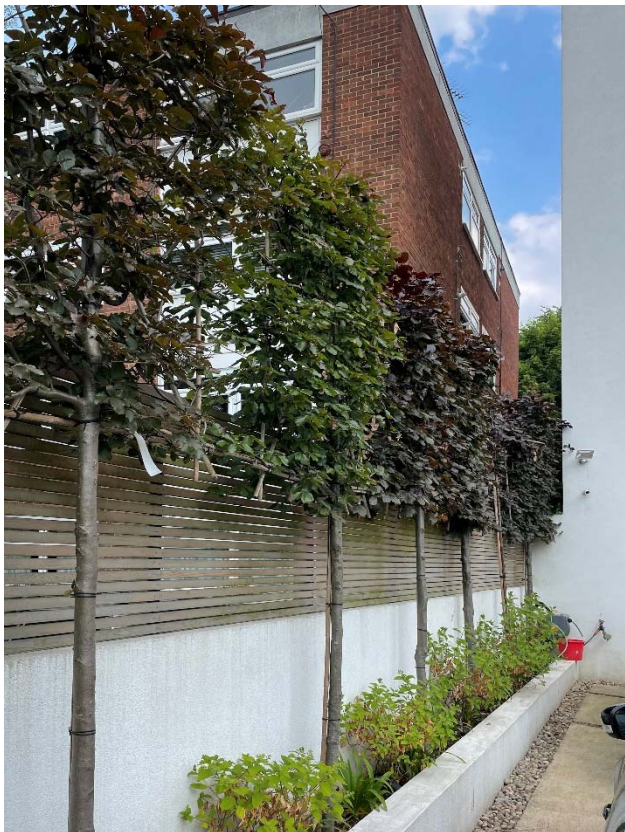
Light weight native tree cover

Landscape plan – by Phoebe D’Arcy

DESIGN & ACCESS STATEMENT



1. Amelanchier × lamarckii ('Juneberry' tree), a beautiful light-weight/ balance perfect for small gardens which need a bit of tree-cover but not deep shade, good seasonal interest (spring blossom, changing leaf colour, Autumn berries and good winter form)
2. Native Cherry (Prunus avium)
3. Pleached hedge
Pyrus pyraeaster (wild pear)
Prunus avium (wild gean/sweet cherry)
Prunus cerasifera (wild cherry-plum)
4. Silver Birch (Betula pendula)
5. Hawthorn (Crataegus monogyna)
6. Field Maple (Acer campestre)
7. Hazel (Corylus avellana)
8. Dogwood hedge
9. Sedum, wild grass & native wildflower green roof
10. Integrated bat box
11. Integrated swift box



Pleached hedge at 54 Shepherds Hill.
RHS recommends spacing 1.2-1.5m
min 300mm from wall



Pleached hedge with *Pyrus pyraeaster* (wild pear) *Prunus avium* (wild gean/sweet cherry) *Prunus cerasifera* (wild cherry-plum). In April, stunning white and pink blossom will completely cover the hedge. Bright green leaves will grow in spring, changing to a golden yellow before falling for the winter. Native, local species.

Proposed tree species



Native Cherry (*Prunus avium Plena*)

Mature tree proposed:
30cm girth standards in air-pot



Silver Birch (*Betula pendula*)

Mature tree proposed:
25cm girth standards in air-pot

Proposed hedge species & fence to Parkland Walk

DESIGN & ACCESS STATEMENT



Native hedging including:
Hawthorn (*Crataegus monogyna*)
Field Maple (*Acer campestre*)
Hazel (*Corylus avellana*)
Min 1m height in air-pot



Seasonal colour and foliage change
Nuts berries, flowers
Biodiverse habitat that provides
visual and physical barrier

Top: Hawthorn (*Crataegus monogyna*)
Mid: Field Maple (*Acer campestre*)
Bottom: Hazel (*Corylus avellana*)

08. ECOLOGY & PROTECTED SPECIES

Application site:

There are no existing buildings or structures on the site.

Nature conservation Desk study:

The following nature conservation designations relating to the site are listed on the magic.defra.gov.uk database:

- The site is within an SSSI impact risk zone. However, the nature of the proposal does not fall into one or more of the categories for which local planning authority consultation with Natural England is suggested. The woodland area to the west of the site attracts the following designations:
- The area is identified as a Local Nature Reserve – Parkland Walk.
- The area is within an SSSI impact risk zone.
- The area is identified as a deciduous woodland priority habitat.
- The area is identified as broadleaved woodland in the National Forestry Inventory.

Protected Species Checklist:**Bats:**

Given the adjacent woodland, the design of any external lighting should be mindful of the potential for foraging bats.

Protecting biodiversity:

Bats: Bats can be affected by light levels which can affect both their roosting and foraging behaviour. No external lighting is proposed within the west facing garden. Light levels on the eastern, Shepherds Close elevation is to be kept low, with the use of low- or high-pressure sodium lamps with uv filtration. There is no lighting near the treeline & or hedgerow, to encourage bats to commute across the landscape. Lights are to be focused to reduce light spill pollution both within the site and beyond its boundaries.

Mammals: During the construction phase, gaps should be left beneath any perimeter fencing to allow free access for foraging mammals, and any trenches left open overnight should incorporate a ramp – such as a scaffolding plank – to allow any trapped wildlife to escape.

Reptiles: All vegetation should continue to be maintained at a short height – or removed - to prevent the development of habitat which is favourable to reptiles.

- Piles of debris, including logs, tiles, rubbish and vegetation all have the potential to be colonised by reptiles; such material should not be allowed to accumulate. If such debris does appear it should be removed off site by dismantling it carefully by hand, which will then allow any reptiles that may be present to escape.
- Site clearance of vegetation should be done with care, and in such a way as to enable any reptiles that might be present to be safely driven towards adjacent habitat.

Increasing biodiversity:

The proposal provides an opportunity to enhance and increase biodiversity. These enhancements include:

- The provision of bird and bat boxes, and integrated swift bricks
- The introduction of a variety of vegetation habitats wherever possible, including unkempt 'wild' areas.
- Landscaping / boundary treatment along the woodland edge by using hedging to reduce potential light pollution and reinforce wildlife corridors.

Mitigation measures to increase biodiversity

DESIGN & ACCESS STATEMENT

Mitigation measures to increase biodiversity:

- The provision of bird (2) and bat (1) boxes and the introduction of a variety of vegetation habitats, including unkempt 'wild' areas.
- A screening hedgerow along the western boundary to prevent light spillage and provide a linear feature to assist commuting across the landscape for protected species, especially bats (3), and a pleached hedge on the south east corner.
- No external lighting proposed in the western half of the site (4)
- Internal shutters & lighting controls in the bedroom at the western end of the building. Levels are to be kept low through the use of UV filtering low or high pressure sodium lights. Light positions and spread will be directed internally to avoid external spillage and light trespass. Fully shielded luminaires are to be used, with no illumination at or above horizontal. Front door entry to use bat friendly lighting (PIR) LED downlight, in accordance with the Bat Conservation Trust and Institute of Lighting Professionals' "Guidance Note 08/18: Bats and Artificial Lighting in the UK"(2018)



Ecology & Protected Species Planning Conditions:

- The proposed native species landscaping scheme and green roofs will aid in enhancing the biodiversity of Parkland Walk, along with conditions imposing the implementation of highlighted mitigating measures.
- Whilst the proposal may result in an increase in levels of lighting in an area where there currently isn't, the luminance levels of any lighting directed toward the Parkland Walk could be controlled by way of condition and thus the impact on trees and ecology overall, would not be material.



Integrated bat box
Wienerberger Habitat



Integrated swift box
Wienerberger Habitat



Bat friendly lighting
(PIR) LED downlight

09. SUSTAINABILITY MEASURES

The proposal is a highly sustainable, energy efficient family home, designed with passive design principles, and compliant with Local Plan Policy SP4.

Land Use: The proposal is a gravelled, infill site, and in land use terms is a highly sustainable brownfield development.

Passive Design Principles:

- i) **Solar:** The building maximises solar heat gain in the winter months, with a large south facing courtyard. Stone floors adjacent to the courtyard act as thermal stores, bringing natural warmth and daylight deep into the floor plan.
- ii) **Air flow:** The design is dual aspect and cross ventilated, enhancing air flow and stack ventilation.
- iii) **Thermal mass:** The thermally massive brick envelope maintains comfort efficiently and remains relatively cool in Summer. The use of stone surfaces and slab floors absorb heat and re radiate to reduce the diurnal temperature range.

Bio sustainability: The proposal includes a bio sustainable landscape, integrated swift bricks, and a range of green spaces offering both groundcover and tree canopies.

Transport: The proposal is car free and includes provision for secure bike storage

Space Heating: The proposal includes provision for an air source heat pump.

Overheating: The lower part of the building is sunk into the hill and connected to the earth. This thermally massive design helps to maintain comfort efficiently and remain relatively cool in Summer. The internal use of stone surfaces & slab floors also absorbs heat and re radiates it to reduce the diurnal temperature range.

Materials: The proposed materials are highly sustainable and reusable, and consist of 2nd hand and reclaimed bricks and wood cladding.

Rubbish and recycling: The proposal includes separate provision for rubbish and recycling in line with Haringey Standards.

Water use: The proposal complies with Haringey's requirements for internal water use of 105 litres per person/day and an additional 5 litres person/day for external water use.

Flooding and Water retention: There is no history of localised or general flooding of this location, however there is on site storm water retention proposed to minimise the load on the drainage system.

Building Regulations Part L:
Air Source Dual Heat Pump System
with hot water storage

- Dual Heat pump system: 10kW
- Hot water storage: 300 litre (min 225 litre capacity based on 45l per bedroom + 45l safety) unvented cylinder, combined temperature and pressure relief valve to safely discharge the water in the event of serious over-heating. Standard Area Provision for openings
- Paragraph 10.5: The area of windows, roof windows, rooflights and doors exceeds 25% of the total floor area of the dwelling, therefore compensating measures have to be taken to improve the energy efficiency of the dwelling.
- Appendix D Specification for a home built with a heat pump
- Main heating fuel: Mains electricity
- Heating system: Air source dual heat pump system and underfloor heating
- Dual Heat pump: space heating efficiency = 250%, Water heating efficiency = 250%
- Hot water system: Stored hot water in cylinder, heated by air source heat pump with back up immersion heating.

Notional Building Fabric				
	Area (m ²)	Target U Value (W/(m ² K))	Notional dwelling target emission rate (W)	
Ground Floor	61.5	0.13	8.00	
External walls	212.2	0.18	38.20	
Roof	61.5	0.11	6.77	
Windows	29.7	1.20	35.64	
			88.60	
Actual Building Fabric				
	Area (m ²)	Actual U Value (W/(m ² K))	Actual dwelling emission rate (W)	Complies
Ground Floor	61.5	0.1	6.15	
External walls	212.2	0.11	23.34	
Roof	61.5	0.11	6.77	
Windows	40.64	1.20	48.77	
			85.03	✓

10. CONCLUSION

No. 28 Shepherds Close is an infill site in a residential cul-de-sac - a highly sustainable location, 250m from Highgate Station and adjacent to Parkland Walk.

The site is derelict, disused and devoid of trees and other vegetation. It's an aesthetically unattractive plot - boarded up by a painted, plywood hoarding and covered with a gravel weed barrier throughout.

In its current state, the application site has a negative impact on the Shepherds Close streetscape and Highgate Conservation Area.

The proposal is a modest 2 storey, 3 bed, residential dwelling - a building part below ground and set in an extensive garden.

The proposed design integrates with the modernist style of Shepherds Close and matches its layout and aesthetic. It is a contemporary addition that communicates with Harley Sherlock's original architecture, complementing and completing the Close.

The home has been designed by Undercurrent Architects - specialists in sensitive urban sites, and winners of New London Architecture's House of the Year and Wandsworth's Design Award for housing in a Conservation Area.

The proposal is backed by Landscape designs from Phoebe D'Arcy, an expert in gardens that have a sense of place and feel like they have always been there.

The application is supported by a Planning Report from Howard Sharp & Partners, demonstrating policy compliance, and considerable material improvements and public benefits.

The proposal is also underpinned by Daylight, Ecology and Tree Reports which inform the proposed design, layout and approach.

The design responds to prior objections, Officer and Inspector Reports, and addresses the reasons for past refusal. It is significantly scaled back compared with previously proposed - reduced in height, width, setback, site coverage, and volume.

The proposed dwelling is smaller than all neighbours. It has a flat roof and is lower to the ground, with an entry level partially below ground.

The building is setback from the street further than the majority of houses in Shepherds Close. Ample space is provided for streetscape enhancement, and more than 50% of the site is garden.

The proposed landscaping extends and enhances existing greenery in Parkland Walk. It creates a dialogue between the existing gardens of Shepherds Close, the rewilded Parkland and broader landscape.

The proposed canopy and understorey species increase biodiversity, habitat and ecology, assisting bats and other protected species commute across the landscape and along Parkland Walk.

A pleached hedge on the southeast corner reinforces privacy and separation between neighbours, while enhancing the vista towards Parkland Walk and the structure and layering of the landscape design.

Mature, native trees are proposed (in keeping with the species of Parkland Walk) so that established greenery can be returned as soon as possible after building works complete.

The proposed development complements the neighbourhood and locality. It has been considered in great detail and been designed to the highest standards, respecting privacy, overlooking, daylight and outlook, ensuring it integrates well

within the streetscene, and Highgate Conservation Area.

Proposed sustainability measures employ passive design principles, and ensure a low and carbon energy rating.

The Visual Appraisal shows the new dwelling will be principally concealed from all key views in the Conservation Area and wider surrounding.

The dwelling will only be appreciated from the public realm from very limited views within Shepherd's Close itself, and within these more intimate views within the Close itself, the dwelling is seen to sit very comfortably within its plot, providing significant relief from existing adverse views of the prominent brick wall to its north and ensuring an appreciation of open space and green vistas both within and beyond the site are secured.

The proposed home has been designed to the highest standards and will make an important contribution to this street, the locality and the Highgate Conservation Area.

On these extensive merits, the application should be granted planning consent.