

Proposed relocation of boiler flue.

Flat C, 8 Park Avenue N22 7EX

Planning and Design and Access Statement.

Application Site

The application site forms part of an existing first floor flat located within a predominantly residential area.

The property is located within the Trinity Gardens Conservation Area. The first houses in Park Avenue were built in 1879 along the east side from Bounds Green Road to Ranelagh Road. They are substantial two storey semi-detached yellow stock brick and red brick dwellings with a third attic storey in prominent gable ends. The other houses are linked semi-detached and terraced and were completed by 1889. They are of similar scale and appearance, but with gabled dormers. The houses in the section of Park Avenue south of the former railway bridge, completed in the 1890s, are included within the adjoining Wood Green Common Conservation Area. The whole of Park Avenue remains as a largely complete Victorian street of high quality well designed houses with little loss and no major alterations that is an area of architectural quality and historic relevance that make a positive contribution to the conservation area.





The Application:

The application is seeking planning permission to relocate the existing boiler flue with a new flue. This would be a minor change and only partly visible on the front elevation of the building set back some distance from the street scene as indicated on the submitted drawings.

Planning Policies:

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF-2021)

National Planning Practice Guidance

London Plan (2021):

D1: London's Form, Character, and Capacity for Growth

D3: Optimising Site Capacity through the design-led approach

D4: Delivering Good Design

D6: Housing Quality and Standard

HC1: Heritage, Conservation, and Growth

Development Management DPD (2017):

DM1 Delivering High Quality Design

DM9 Management of the historic environment

Haringey's Local Plan (2013):

SP0 Presumption in favour of sustainable development,

SP11 Design

SP12 Conservation

Trinity Gardens Conservation Area Character Appraisal

Assessment:

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal is to improve the existing energy efficiency of the flat at first floor level and to do this a new boiler is installed which requires a relocated flue pipe. The proposal is within a conservation area. The changes are consistent with the existing appearance of the building and within the wider area and street and the principle of development is acceptable.

Of significance in this case is the location of the site within the Conservation Area. The statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas)

Act 1990 (LBCA Act) sets out that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.

The National Planning Policy Framework (NPPF) requires an assessment of the particular significance of any heritage asset affected by a proposal including by development affecting its setting. It states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Legal precedent has confirmed that considerable importance and weight should be given to this requirement. It does however also state that local planning authorities should make a balanced judgement in relation to heritage assets. It also refers to weighing up the benefits of proposal and whether this outweighs the harm. The NPPF clearly states that not all elements of a Conservation Area will necessarily contribute to its significance.

A further supporting Heritage Statement has been submitted with this application to justify the proposals in terms of its impacts upon the conservation area.

The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area.

Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles. DPD policy DM9 requires proposals to preserve or enhance the character and appearance of heritage assets. DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings 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 and 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.

The proposed change is extremely minor and would normally fall within the tolerance of the permitted development guidelines but in this instance does not as it is located towards the front of the building which is also in use as flats.

Policy states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The proposed changes are minor and would be modest in bulk and scale and subordinate to the main property and consistent with other alterations and pipes/ boiler flues in the locality. It will not result in an unacceptable impact on the character and appearance of the host building or conservation area. The proposal is considered proportionate to the host building

and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the Conservation Area would be protected.

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.

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 the amenity of neighbouring residents.

The proposed changes to the building are very minor and hardly noticeable and would not result in an unacceptable impact on neighbouring amenity by reason of loss of light, outlook or visually overbearing impact. The proposal is therefore acceptable with regards to amenity impact considerations.

The proposed would increase the thermal energy efficiency of the building and change the current flue arrangements. The changes are acceptable in terms of scale, design and materiality and would continue to preserve the character and appearance of the Conservation Area. The area is varied in character with modern extensions and alterations to other properties visible within the area.

NPPF and Policy D4 of the London Plan require proposals to be of high-quality and to respect the development pattern, scale, height, massing, and the materials and appearance of the surrounding townscape. The Local Plan requires all development to respect the existing context, character, and appearance, taking opportunities available to improve the quality and character of buildings and the area and the way it functions, including being inclusive for all. The design should be of the highest architectural and urban design quality, taking opportunities to improve the quality and character of buildings and the area and the way it functions.

The proposed minor changes do not harm significantly the appearance of the rest of the building due to their very minor nature. It is seen as modest and would be appropriate in terms of design, materials, form, and siting. It would be possibly visible from public view, however, would respect the character of the area and building.

Enhancement of a heritage asset can take many forms, including, but not limited to restoration, repair, removal of inappropriate development, conversion to a more appropriate use or enhancement of the asset's setting. The proposed work will not cause any significant impact on the surrounding environment but would enhance the conservation by increasing the energy efficiency of the flat by upgrading and repairing the existing boiler.



The London Plan requires the development plan to deliver positive benefits that conserve and enhance the historic environment, as well as contribute to the accessibility and environmental quality of a place, and social wellbeing. It is our view that the proposed development will help improve the energy efficiency of the flat and the appearance of the building within the conservation area.

Conclusion:

Following a review of the relevant applicable policy and material considerations it is our professional view that the development is in compliance with all applicable policies as previously illustrated. We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPFF. Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

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