



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2024/3411</b>                                                                                                                                                                                                                                                                                     |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                                                                                                                   |
| <b>Address:</b>            | 14 Southwood Avenue, Hornsey, London, N6 5RZ                                                                                                                                                                                                                                                             |
| <b>Proposal:</b>           | Enlargement of cellar to create a basement level, with front lightwell, single storey ground floor rear/side extension, construction of new glazed gable at second floor level; replacement single glazed timber windows for double glazed timber windows and new rear juliette balcony at second floor. |
| <b>Case Officer:</b>       | Ben Coffie                                                                                                                                                                                                                                                                                               |
| <b>Valid Date:</b>         | 12/12/2024                                                                                                                                                                                                                                                                                               |
| <b>Applicant:</b>          | Bonin & Perre                                                                                                                                                                                                                                                                                            |
| <b>Agent:</b>              | Mr Peter Lynn                                                                                                                                                                                                                                                                                            |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. SITE DESCRIPTION**

The pre-app site is a two-storey terrace dwelling located on the north side of Southwood Avenue. The dwelling is characterised by red brick finish, hipped roof and two storey front bay window.

The site lies within the Highgate Conservation Area. The special interest of Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century. Southwood Avenue was developed in the late 1890s, and No. 14 is part of a terrace of linked pairs. The full-height canted bays have decorative terracotta panels, and a small roughcast or tile-hung gable, and bargeboards; the windows above the entrances with a moulded pediment and coved roughcast eaves; those to the recessed links with dog-tooth ornament. The elaborate timber porches have hipped roofs supported on carved posts and glazed panelled doors with ogee-pattern margin lights.

### **2. THE PROPOSAL**

Enlargement of cellar to create a basement level, with front lightwell, single storey ground floor rear/side extension, construction of new glazed gable at second floor level; replacement single glazed timber windows for double glazed timber windows and new rear juliette balcony at second floor.

- The proposed realignment of the rear windows has been reverted to its existing location.
- The proposed increase of part of the roof and the rear parapet wall has been reduced.

### **3. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

No relevant planning history

#### **4. CONSULTATION RESPONSES**

##### Council consultees

Conservation officer – no objections subject to recommended pre-commencement conditions.

##### Amenity groups/neighbourhood societies

Highgate CAAC – The application should be refused for the following reasons:

- Dormer roof extension – the dormer roof extension is too extensive and should be subordinate.
- Basement – The proposed basement is extensive and there is a risk of surface water flooding in this area of Highgate. Therefore, having a basement here does not improve this situation.
- Lightwell - The proposed lightwell is unacceptable and detracts from the Highgate Conservation area.

##### Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Neither: 0

Supporting: 0

The following concerns were raised in the objections received:

Drawing inconsistency - Concerns are raised in relation to the first floor plan in that the drawing shows construction which over lapses the boundary.

Officers comments – the above concern has been amended to show that the proposed development will be fully located within the curtilage of the boundary of the application site.

#### **5. PLANNING CONSIDERATIONS**

##### Design & appearance

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 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 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 application site is located adjacent the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the

character and appearance of Highgate's conservation areas. Policy DH4 requires rear extensions to be subordinate to and complement the original dwelling.

### Front elevation

The proposed works to the front elevation include a new lightwell for an extended basement which is 1.7m wide and 1m in length, as per the drawings it is proposed to have a metal grill for fall protection. There are also several basements with grills in the street. The scale of the lightwell and the grill is considered acceptable therefore it would not be highly noticeable from the street, the metal grill would make it appear less intrusive.

A slightly larger new window would be inserted into the gable above the bay window. Elsewhere in the street there are several modern windows inserted into the gables of various styles and designs, the existing at No. 14 is incongruous in its design with conflicting geometries.

The proposed design of the new window would reflect the window design seen on the building and would have a neutral impact.

### Rear extensions

The rear of the building benefits from a two storey shared outrigger, with a projecting ground floor extension which forms part of the original dwelling, The rear elevation is also stepped at 1st and 2nd floor level.

At ground floor existing projection will be demolished for a larger L-shaped extension, the new footprint will increase by 1.67m in width and 1.36m projection from the inner rear wall.

The extension will measure approximately 3.45m and will have flat green roof and matching materials. The ground floor extension is considered moderate and would appear subordinate to the existing house.

At roof level the lower roof where the chimney is attached is slightly increased together with its parapet wall however this is considered moderate and will not impact on the characterised staggering of the house and the wider terrace.

### Replacement windows

The existing windows are original and finely detailed should ideally retained and repaired. The loss of original windows to the would be considered to cause less than substantial harm to the significance of the Highgate Conservation Area. If replacement windows are found to be necessary, then these would need to match the existing details like for like.

As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF and Policies DH2 and DH4 of the Highgate Neighbourhood Plan (HNP) 2017.

### 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.

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 Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

Most aspects of the development are considered either minor or moderate in nature and would have limited impact against residential amenity. The basement extension is underground, and the proposed rear extension has a minor projection and acceptable height. The development in its entirety is unlikely to give rise to adverse harm against the amenity afforded by occupiers of neighbouring sites.

#### Basement development

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment.

Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

The proposed works are to excavate and create a basement within the footprint of the existing property and well as proposed extension, to a depth of approximately 2.5m below ground level, carried out by underpinning of the perimeter walls in sequence.

A Basement Impact Assessment (BIA) prepared by Toynebee Associates has been submitted with this application which includes site investigations. The BIA is informed by site investigations and borehole tests undertaken for the purposes of the BIA etc.

#### Impact on groundwater conditions

As per the BIA submitted, the concrete elements where possible will be designed to resist water ingress with crack widths kept to code minimums. The option of waterproof concrete additives can be used with in the concrete mix to further enhance its water resistance. In addition a secondary form of waterproofing using a drained cavity system such as Delta and systems will be installed to deal with any water ingress that gets past the concrete walls. Sump pumps and either drain points or a perimeter channel will gather any ground water ingress into the basement ready for pumping out.

#### Ground movement/ structural stability

As per the BIA provided the proposed basement under the existing property will be formed using an underpinning method, constructed in sections each no wider than 1000mm, with no adjacent underpins constructed within a 48 hour period. This method of construction reduces the amount of potential ground movement and so minimises the effects of settlement of the adjacent structures.

The BIA outlines how the basement will be constructed. Specifically, the new basement perimeter retaining walls are to be constructed using conventional hit-and-miss underpinning sequences in order to minimise disturbance to the existing adjacent structures. Throughout the underpinning

process the ground conditions will be continuously assessed by a competent person to determine the means and method of supporting any face of temporary excavation.

In relation to the works here the property benefits from a large front garden as such providing space for material and plant storage on site, space for a conveyor and gantry to be installed to transfer spoil material etc, as such meaning the works here will not have any significant impact on Grove Avenue.

As with all basement projects more intrusive aspect of basement design and construction takes place after the planning process. Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. In specific the structural integrity of the proposed basement works here would need to satisfy modern day building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site. In this instance a condition is being imposed to ensure that works are overseen by a suitably qualified engineer.

Overall, the works will not adversely affect the structural stability of the application building or neighbouring buildings; will not increase flood risk to nearby properties and avoids harm to the established character of the area and neighbouring amenity, consistent with the requirements of policy DM18 and policy DM24. Subject to the condition outlined above the proposal here is considered acceptable.

## **6. CONCLUSION**

The proposal is considered acceptable in terms of design, heritage and neighbouring amenity and complies with relevant planning policies and guidance; Policies DM1 DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

## **8. RECOMMENDATION**

Grant permission subject to condition(s) detailed in the decision notice.

### **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 No works for the installation of the new external finished surfaces shall take place on site until further details of materials to be used in the construction of the external surfaces of the development, including material specifications and samples on site have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 4 Any replacement windows shall exactly match the existing windows including materials dimensions, elevational design and joinery details of the existing, including the glazing bars.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

- 6 Notwithstanding the information submitted with this application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority.

The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence. It shall include pre-commencement condition surveys of the adjoining building (No 117 and 1121) and the proposed systems of excavation support including any underpinning. The development thereafter shall be carried out in accordance with this approved methodology and detail.

The condition of nearby buildings shall be monitored throughout the construction process and works shall cease immediately if Burland Scale 1 damage is recorded.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

- 7 Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

#### **Informatives:**

##### **INFORMATIVE: Community Infrastructure Levy**

Based on the information given on the plans, the Mayoral CIL charge will be £12,572.21 (181.5 sqm x £69.27) and the Haringey CIL charge will be £76,683.75 (181.5 sqm x £422.45 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

##### **INFORMATIVE: Party Wall Act**

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

##### **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 - 4.00pm Monday to Friday  
8.00am - 1.00pm Saturday  
and not at all on Sundays and Bank Holidays.

##### **INFORMATIVE: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.