



PLANNING HERITAGE AND DESIGN AND ACCESS STATEMENT

ADDRESS: 64 SHELDON AVENUE LONDON N6 4ND

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Proposal: Construction of Single Storey Outbuilding

RELEVANT PLANNING HISTORY

HGY/2024/2152

Alterations to Fenestration, formation of new rear dormer and increasing size of existing dormers; insertion of four new conservation style rooflights; demolition of existing chimney and construction of new chimney; construction of front boundary wall with railings and sliding gates and changes to photovoltaic panels.

Approved 14/11/2024

HGY/2024/0792

Non-material amendment following a grant of planning permission HGY/2021/0722-Variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations.

Approved 15/04/2024

HGY/2021/0722

Variation of condition 2 (approved plans) attached to planning permission HGY/2015/2184 involving alterations to front and rear façades, relocation of courtyard and swimming pool, front lightwells and internal alterations.

Granted permission 07/05/2021.

HGY/2016/0386

Non-material amendment following a grant of planning permission HGY/2015/2184 to alter fenestration, relocate courtyard and recess the first-floor master bedroom balcony.

Approved 03/03/2016.

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HGY/2015/2184

Redevelopment to replace the existing house (Use Class C3) with a new single dwelling house (Use Class C3)

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Granted Permission 22/09/2015

RELEVANT BACKGROUND

The application site comprises a large two-storey detached dwelling with basement and accommodation in the roof, approved under LPA Ref- HGY/2015/2184 in September 2015.

Subsequently variations to this permission were approved and the existing property built in accordance with the agreed changes; the property is substantially complete save for the interior spaces and certain external alterations approved but not yet implemented.

The present application seeks permission for a single storey outbuilding in the rear garden.

Under normal circumstances the proposed building would not have required the express permission of the Council as it could have been constructed under Class E for dwellinghouses of the GPDO 2015 which allows for outbuildings like garden rooms, subject to size and placement restrictions.

However, the original permission for the dwellinghouse referred to above included a Condition removing the Permitted Development Rights available under the GPDO so an application for planning permission is required.

SITE AND CONSERVATION AREA

The application site is located on the eastern side of Sheldon Avenue, within the Bishops Sub-Area of the Highgate Conservation Area.

Existing Front Elevation



Existing Rear Elevation



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Sheldon Avenue lies on the western side of Highgate Conservation Area.

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The Character Analysis for this part of the Conservation Area notes that development in this area mostly occurred between 1914 and 1930 when the Ecclesiastical Commissioners granted a series of leases.

The streets in the area are an excellent example of high-quality residential development of that period; a quality that was set from the outset by the nature of the development leases and identical plots.

This section of Sheldon Avenue was developed later than the southern section and characterised by detached homes in a neo-classical style.

The conservation objective is to retain the original character and details of the area's buildings, particularly brick detailing, and maintain the quality and distinctiveness of the area.

The Character Analysis also comments:

'This part of the street has also been subject to the demolition and rebuilding on a much larger footprint of many houses. There has also been the creation of large basements....'

Photo 1

Nos. 66 and 64 Sheldon Avenue



Photo 2

Nos. 60 and 62 Sheldon Avenue



The proposed single storey outbuilding will be modest in size, situated in the rear garden and not visible from the street.

It will be constructed in good quality facing materials appropriate to the garden setting.

In our submission it will have a neutral impact on the character and appearance of this part of the Highgate Conservation Area.

ASSESSMENT

The Proposal

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The outbuilding, rectangular in shape, will be situated close to the rear boundary of the property and built to the following dimensions:

Long side- 14.5m

Short side – 4.5m

Height – 2.7m

The design is contemporary in style and the external facing materials proposed as follows:

- Front façade and side facades- Cedar Wood Cladding
- Rear façade – Cement Board cladding
- Aluminium framed French Doors and Casement windows
- Timber Clad Shed Doors
- Sedum System Green Roof
- Powder coated aluminium fascia & soffit to match the doors & windows

4 existing Trees will need to be removed and accordingly detailed information in relation Tree matters are supplied.

Tree Issues

The following documents are submitted in support of the Application:

- Tree Survey
- Arboricultural Impact Assessment (AIA)
- Tree Constraints Plan
- Tree Protection Plan

The AIA concludes as follows:

“To facilitate the development:

- *3 x U-Grade trees are to be removed.*
- *1 x C-Grade group of trees require pruning.*

The Arboricultural implications of the proposed development are seen as acceptable.

All the moderate-quality (B-Grade) trees and all low-quality (C-Grade) trees can be retained during the development.

All tree work, as recommended, is to be completed before the development begins.

The existing soil heaps in the rear garden will be carefully removed back down to the original ground level under Arboricultural supervision.

Adequate Ground Protection and Tree Protection Fencing must be in place before development begins. It will remain in situ for the duration of the development. Once the Garden House is complete the surrounding Ground Protection may be removed to allow for the installation of the CCS (Hard surfacing).

The Construction Exclusion Zones are to be acknowledged and strictly seen as sacrosanct. Access is to be restricted over all RPAs without adequate Ground Protection.

Any operations within the Construction Exclusion Zone/RPAs are to be carried out under Arboricultural supervision.

The Garden House is to be installed on a series of ground screws, and the building itself will be set above the existing ground level. A water collection and delivery system is to be installed to divert water beneath the structure, allowing roots to continue functioning.

Proposed hard surfacing around the Garden House will be installed using a Cellular Confinement System that is to be set above the existing ground level. It will be finished with a permeable wearing course contributing to SUDS and allowing local roots an increased water supply.

All encroachments into the RPAs of retained trees are to be carried out by hand under Arboricultural supervision.

Any unforeseen encroachments into the RPAs of retained trees are to be carried out by hand under Arboricultural supervision.

Where cement is to be introduced into the ground within an RPA, a suitable membrane (plastic/DPM or similar) should be used to line the soil to prevent Lime leaching into the adjoining soil.

All wastewater is to be disposed of responsibly into the sewage drain using a sediment trap to avoid blockages. No wastewater is to enter the RPAs of retained trees.

Landscaping - Ground within the RPAs shall not be mechanically scraped at any time. The clearance of any vegetation and ground within the RPAs shall be carefully carried out by hand. Vehicles shall not be allowed to track over the RPAs of retained trees.

New services are to be installed inside the RPAs of retained trees. The service trenches are to be located as far from tree centres as possible and carried out using an Airspade under Arboricultural supervision.

All retained trees are to be protected in accordance with BS5837:2012.

The Arboricultural implications of the proposed development are deemed acceptable and may proceed with minimised risk to the retained trees, subject to full compliance with these tree protection recommendations.”

CONCLUSIONS

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 considered.

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.

DPD Policy DM12 ‘Housing Design and Quality’ broadly reiterates similar criteria in relation to residential extensions and alterations.

The proposed garden room is modest in size maintains a good size garden proportionate to the existing house and offers a simple but pleasing design in good quality facing materials and a sedum roof.

We conclude the application merits favourable consideration and the grant of conditional permission.

SJP/19/12/25