

ADDRESS: 168 Southgate Road London N1 3HX	
APPLICATION NUMBER: 2008/1326	REPORT AUTHOR: Colin Leadbeater
DRAWING NUMBER: 200, TREE SURVEY_RPA_1, Arboricultural Impact Appraisal and Method Statement dated September 2008.	VALID DATE: 22/05/2008
APPLICANT: Mr M Goldmann 71 Fairfax Road London NW6 4EE	AGENT: JKW Design The Warehouse 12 Ravensbury Terrace Wandsworth London SW18 4RL England
PROPOSAL: Demolition of a garage and the erection of a two storey, one bedroom dwelling house.	
RECOMMENDATION SUMMARY: Grant conditional planning permission.	

ANALYSIS INFORMATION
ZONING DESIGNATION: (Yes) (No)

	(Yes)	(No)
CPZ	X	
Conservation Area	X	
Listed Building (Statutory)		X
Listed Building (Local)		X
DEA		X

LAND USE DETAILS:	Use Class	Use Description	Floorspace
Existing	C3	Residential Garage	25.3sqm
Proposed	C3	Residential	50sqm

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing	0	0	0	0	0	0
Proposed	Flats	0	0	0	0	0
	Dwellings	1	0	0	0	0
	Studio	0	0	0	0	0

Totals	(Total = 1)	
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PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	1		0
Proposed	1		0

CASE OFFICER'S REPORT

1. SITE DESCRIPTION

- 1.1 The application site is comprised of a single storey residential garage to the rear of 168 Southgate Road, with access from Ardleigh Road, on a plot of land between number 43 and 45 Ardleigh Road.

2. CONSERVATION IMPLICATIONS

- 2.1 The application site is located within the De Beauvoir Conservation Area.

3. HISTORY

- 3.1 2008/0408 – Conversion of 168 Southgate Road into three-self contained flats, along with the demolition of the existing rear garage, and the construction of a two storey, one-bedroom dwellinghouse. Application was withdrawn by the applicant as the proposed pastiche design of the dwellinghouse was considered to be inappropriate in relation to the De Beauvoir Conservation Area.

4. CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 19/06/2008
 4.2 Date Statutory Consultation Period Ended: 03/07/2008
 4.3 Site Notice: Yes
 4.4 Press Advert: 7 July 2008

4.5 **Neighbours**

30 neighbouring properties consulted by private letter. 17 letters received in response raising concerns regarding the possibility of the site not being of a suitable size, the potential damage of the neighbouring trees, the proposed design of the dwelling not being in keeping with the Conservation Area and the perceived overdevelopment of the street.

4.6 Other Council Departments

1. Arboriculture Officer: No objection to the proposed development on the understanding that existing trees on and bordering the site are protected.
2. Urban Design and Conservation: No objection to the proposed contemporary design single dwelling.
3. Highways and Transportation: No response to consultation.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

- EQ1 - Development Requirements
- HO3 - Other Sites for Housing
- EQ12 - Protection of Conservation Areas
- EQ13 - Demolition in Conservation Areas
- EQ14 - Alterations and Extensions of Buildings in Conservation Areas

5.2 London Plan (2008)

- 3A.2 - Borough Housing Targets
- 3A.4 - Housing Choice
- 4B.1 - Design Principles for a Compact City

5.3 National Planning Policies

- PPG3 - Housing
- PPG15 - Conservation

6. COMMENT

- 6.1 The proposed development within the De Beauvoir Conservation Area involves the demolition of an existing single storey garage located along side 45 Ardleigh Road and the construction of a two-storey one-bedroom single dwelling house of a contemporary design.
- 6.2 The proposed dwelling measures 7.5m deep, 4.0m wide and 5.2m high to the front elevation, with a part sloping roof to the rear elevation where the height at the extent of the proposed building falls to 2.9m. The proposed house would

protrude from the building line to the rear of the neighbouring building at 43 Ardleigh Road by a further 1.7m with a height on the boundary of between 2.9m to 3.9m.

- 6.3 The application site is bordered to the north by 45 Ardleigh Road, to the south by the garden to 43 Ardleigh Road, and to the west by the rear garden of 168 Southgate Road. Surrounding properties are predominantly three storey residential Victorian and Georgian houses and townhouses, many of which have been previously converted into self contained flats. There are no other examples of recent or new-build development in the immediate area.

Design Considerations

- 6.4 This application follows from a previous application for a similar scheme submitted to the Local Planning Authority. The previous scheme included a proposed dwelling of similar proportions but of a pastiche design which intended to mimic the design of neighbouring and surrounding properties. It was considered that this design was unacceptable as it would not be sympathetic to the surrounding period properties, although it would have design elements taken from the surrounding housing stock, it would be of much smaller proportions which would have created a development alien to those surrounding it, and would not have been as easily distinguishable. It was considered by the Urban Design and Conservation Team within Planning Services that a contemporary design would be more appropriate for this scale of development as it would not detract from the appearance or character of neighbouring properties, and would be easily identifiable as a contemporary structure, and would create an interesting contrast between the neighbouring period properties.
- 6.5 The contemporary design of the proposed development is considered to be acceptable, and would preserve the character and appearance of the De Beauvoir Conservation Area.
- 6.6 The proposed single dwelling house would be set back from the street with adequate provision of space to the front of the proposed property for the provision of a single car parking space, and storage for a bin and recycling box. The existing garage is set at the same level as the remaining neighbouring property, which has allegedly caused issues in the past regarding cars being parked to the front of the garage that have partially covered the pavement. The proposed set back of the new single dwelling would not only create a visual separation between the two periods of properties, but would also allow for the off-street parking of a vehicle without compromising the public footpath.

Amenity Considerations

- 6.7 The proposed development would deliver a one bedroom single dwelling house of good proportions with adequate living and circulation space, along with an adequately sized bedroom and bathroom meeting the floorspace requirements

as set out in SPG2. The proposed dwelling would have the benefit of receiving ample daylight and outlook to habitable rooms without compromising the privacy of neighbouring properties. It is considered that the proposed development will cause no increase in overlooking or loss of privacy to neighbouring buildings, whilst also providing private outdoor amenity space to the rear.

- 6.8 There may be some marginal impact on daylight and sunlight to the rear of number 45 Ardleigh Road, which could affect a window to the rear of the ground floor of this property. However, it is considered that due to the minimal amount the proposed dwelling protrudes further than the existing building line of the neighbouring property, along with the reduced height of the proposed dwelling on the immediate boundary this impact would be minimal.

Trees

- 6.8 There are two mature trees located close to the application site which have been identified as being worthy of protection. To this end, the applicants have submitted a detailed tree management plan of how they intend to protect these trees during and after construction work. The protection of the trees should be part of any conditional permission.

Objections

- 6.9 **Inadequate space for the proposed development:** It is considered that while the proposed dwelling is of small proportions, it would provide a unit suitable for occupation by 1 or 2 people with adequate room sizes and outdoor amenity space. It is considered that while the plot is restricted the applicant has made good use of the available land.
- 6.10 **Potential damage of Trees:** The applicant has provided a method statement for the protection of neighbouring trees to the proposed development, and a condition should be attached to any eventual permission in order to protect these trees.
- 6.11 **The proposed design is out of keeping with the Conservation Area:** It is considered that a contemporary structure would not harm the character or appearance of the De Beauvoir Conservation area as the proposed dwelling would create an interesting point of reference, and is of a design that would not detract from the surrounding period properties. It is considered the proposed development is preferred above a pastiche design which would try to simulate a period to which it does not belong.
- 6.12 **The Street has already been Over Developed:** The proposed development meets the policies set out within the Unitary Development Plan, and the London Plan by increasing housing stock and helping to provide a wide variety of dwelling sizes, increasing housing choice. It is not considered that the proposed development would put undue strain on local resources.

7 CONCLUSION

- 7.1 It is considered that the proposed development would create a single dwelling suitable for occupation of one or two persons, which would help increase the Boroughs housing stock, while also creating a choice in housing size. The proposed development would have little negative impact on the amenity of local residents by means of any potential loss of daylight, sunlight, loss of privacy or increase in overlooking while creating a building of a high quality design. It is considered that the proposed development would preserve and enhance the character and appearance of the De Beauvoir Conservation Area.

8 RECOMMENDATION

Planning permission be Granted subject to:

- 1) SCB1N **Commencement within 3 years**

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended.

- 2) SCB0 **Development only in accordance with submitted plans**

The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

- 3) SCM1 **Materials to be Approved**

Full details, with samples, of the materials to be used on the external surfaces of the buildings, including glazing, shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

4) SCT5 **No Removal, Felling, Topping or Lopping of Trees**

No tree within the curtilage of the site shall be wilfully damaged or destroyed and no tree shall be removed, lopped, topped, felled or uprooted without the prior consent in writing of the Local Planning Authority.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide for the retention and protection of existing trees in the interests of the appearance of the locality.

5) SCT3 **Protection of Trees during Site Works**

No development will take place on site until full details of tree protection have been submitted to, and approved in writing by, the Council and until such approved protection has been erected on site.

Tree protection will be in accordance with BS5837:2005 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard.

The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2005 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps.

REASON: In order to protect the existing trees during building operation and site works.

6) SCG6 **Restriction on Permitted Development Rights**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within any Class(es) of any schedule to that Order.

REASON: To protect the amenity of local residents and to protect the character and appearance of the De Beauvoir Conservation Area.

INFORMATIVES:

SI Reason for approval:

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 [Development Requirements], HO3 [Other Sites for Housing], H012 [Conversions], Policy 3A.2: [Borough Housing Targets], Policy 3A.4: [Housing choice], Policy 4B.1: [Design Principles for a compact City]

SI.1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

S3 Hours of Building works

Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils Pollution Control Service, 205 Morning Lane, London, E9 6JX (Telephone: 020 7356 5000) and you are advised to consult that Division at an early stage.

SI.3 Sanitary, Ventilation, and Drainage Arrangements

Before any drainage works are commenced on site, detailed plans, giving notice of intention to build/permission to drain/construct/reconstruct or alter pipes and drains must be submitted for approval under the Building Regulations 1991 to the Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ, Telephone No: 020 8356 5000. Please note that it will be necessary to consult the Thames Water Utilities Ltd., Waste Water Connections, Kew Business Centre, Brentford, Middlesex, TW8 0EE. Telephone No: 020 7713 3865, Fax No: 020 7713 3875.

- 1) All information appertaining to the existing public sewerage system.
- 2) Requests for sewer connections. All works will be carried out by the London Borough of Hackney at the applicant expense. All new developments will be required to have new sewer connections.
- 3) Building over sewers.
- 4) System of drainage to be provided on site.
- 5) Adoption of sewers.

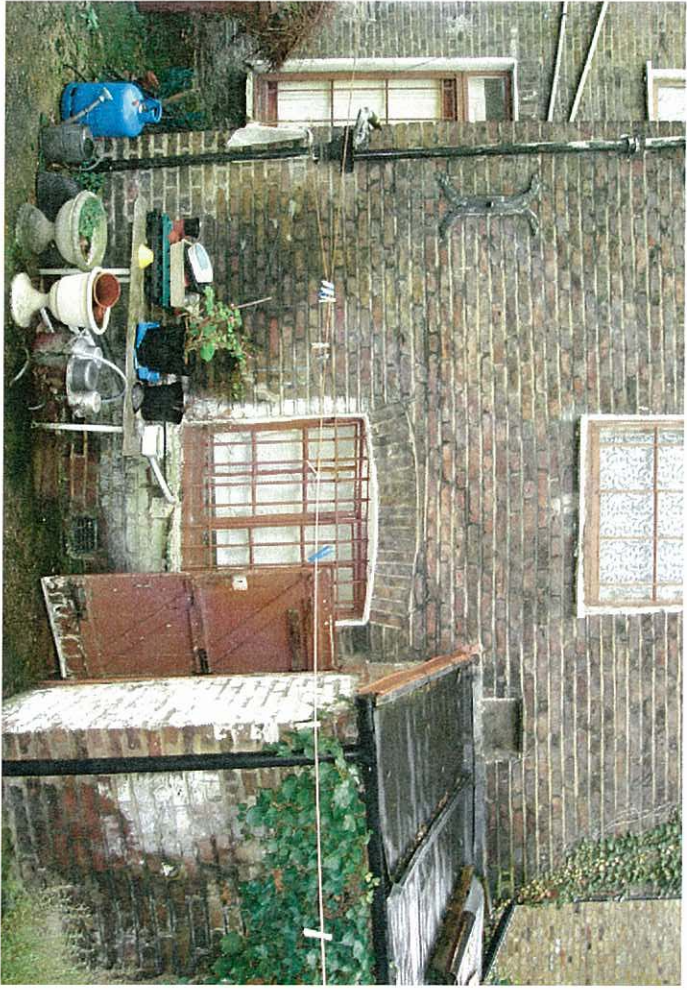
Advisory Note:

It should be noted that most sewers throughout the Borough flow full or surcharge during periods of heavy storm and conditions may be imposed restricting discharge to the system. The prime condition is that any large development shall not cause an increase in the rate of flow to the public sewerage system. This requirement is normally met in the case of new developments by separation on site and storage of surface water flows in tanks or oversized pipes on sites. Where sites adjoin a suitable watercourse or storm relief sewer into which surface water can be discharged by gravity then the policy is for sites to be separated and have their surface water discharged to the watercourse or storm relief sewer. In the case of developments/ rehabilitation/ conversions etc., involving the use of basements these are likely to be particularly vulnerable to the effects of surcharge and applicants must therefore demonstrate that adequate drainage arrangements exist at all times.

Signed..... Date.....

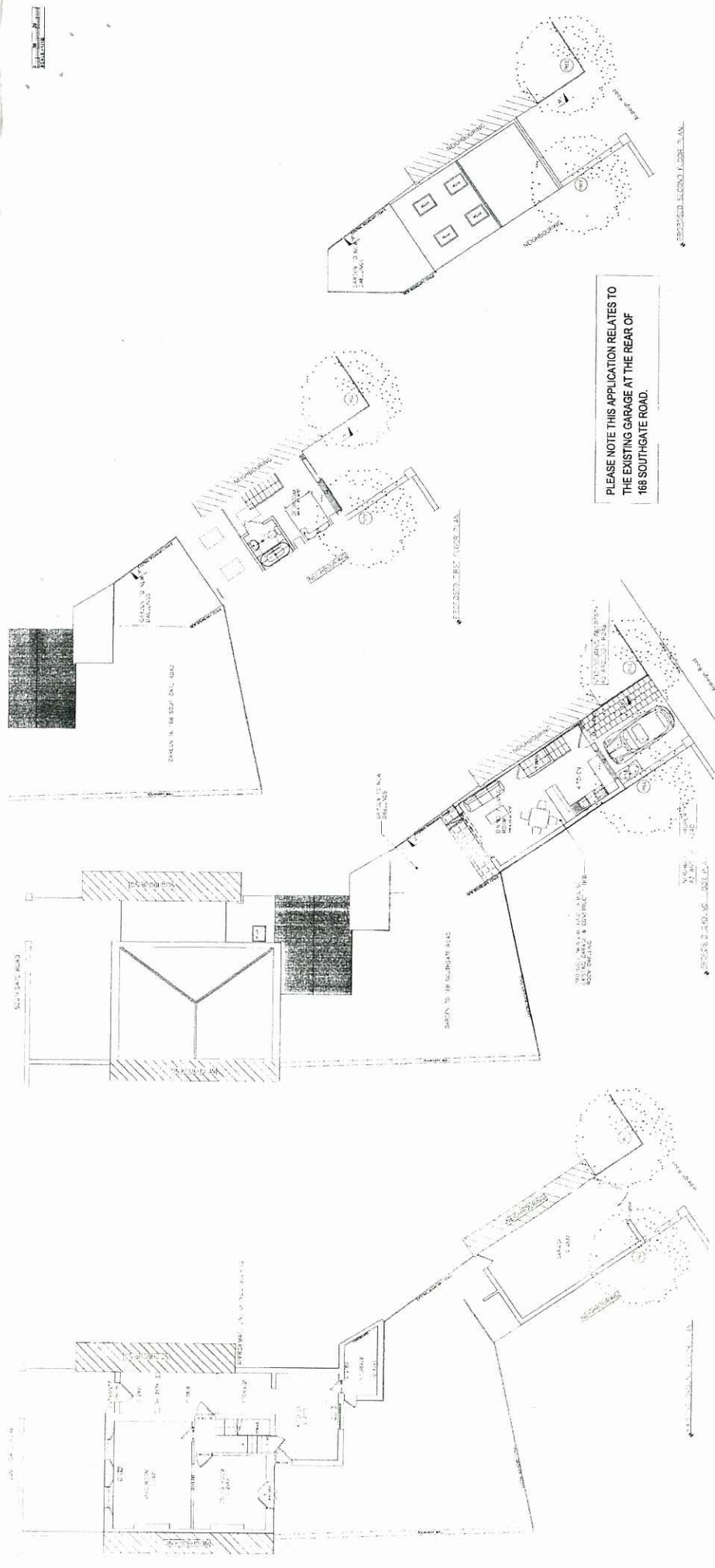
Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION
DIRECTORATE

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney UDP and the London Plan	Colin Leadbeatter	263 Mare Street, E8 3HT

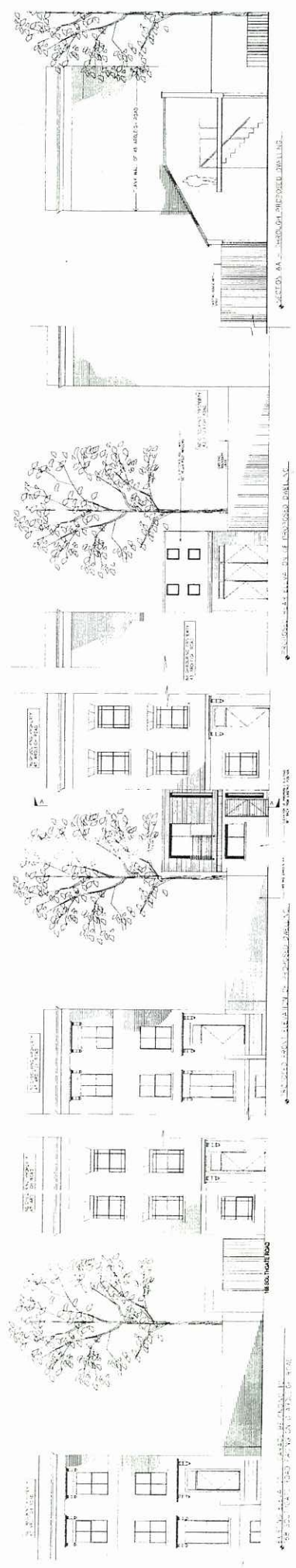








PLEASE NOTE THIS APPLICATION RELATES TO THE EXISTING GARAGE AT THE REAR OF 168 SOUTHGATE ROAD.



GENERAL NOTES:
 These drawings are the property of JKW DE Architects and are not to be used for any other project without the written consent of JKW DE Architects.
 The design, specification, performance and structural details of all elements of such work to be approved by the relevant authority or contractor with consent, accuracy, specification and performance requirements. Contractor to complete work to the required standard providing a completion certificate for the work being carried out.
 Although this drawing has a scale of reference and dimensions are approximate. The contractor is responsible for checking all dimensions and details on site with the works or shop drawings. DO NOT SCALE FROM THIS DRAWING.
 All party wall agreements, permissions and conditions surveys to be completed by others.

No.	Date	By	Description
0202			

PROJECT: 168 SOUTHGATE ROAD LONDON N1 3HX
 DRAWING NO: 200
 DATE: 11/08/2011
 SCALE: 1:100 (PLAN)
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: [Name]
 ARCHITECTS: JKW DE ARCHITECTS INTERIORS PRODUCTIONS LTD
 168 SOUTHGATE ROAD LONDON N1 3HX



