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Planning Statement

9D The Grove, Highgate, London, N6 6JU

Iceni Projects Limited on behalf of
Nir Cohen

September 2020

ICENI PROJECTS LIMITED
ON BEHALF OF NIR COHEN

Iceni Projects

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

Glasgow: 177 West George Street, Glasgow, G2 2LB

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | **w:** iceniprojects.com | **e:** mail@iceniprojects.com

linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | **twitter:** @iceniprojects

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9D THE GROVE, HIGHGATE, LONDON, N6 6JU

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1. INTRODUCTION

1.1 This Planning Statement is submitted to the London Borough of Camden ('the Council') on behalf of Nir Cohen ('the Applicant') in support of an application for full planning permission for the replacement of the existing dwelling at 9D The Grove, Highgate, London, N6 6JU ('the Site').

1.2 The application seeks full planning permission for:

“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”

1.3 This Planning Statement has been prepared by Iceni Projects Ltd and provides the planning case in support of the proposed development. It assesses the development in the context of relevant adopted and emerging planning policy and guidance at national, regional and local levels, together with other material considerations.

1.4 The proposed development comprises the demolition of the existing dwelling. This approach has been led by the inherent issues of the existing property which suffers from a poor internal layout and a plan form that hinders practical utility, sustainability and energy efficiency, and daylight and sunlight levels to the property. The proposals are for a replacement dwelling that is sensitively designed to reflect and complement the surrounding character, as well as providing higher residential quality, better layout and improved levels of internal lighting better suited for a family's living needs. Importantly the proposed dwelling will incorporate enhanced energy efficiency and sustainability measures and its design has been approached in the context of the climate change emergency, considering all relevant matters relating to embedded carbon and the sustainable life cycle of buildings.

1.5 In summary the proposals see the introduction of a dwelling of high quality design, and of a highly contextual nature in terms of massing, footprint and architecture, replacing a poorly arranged and inefficient dwelling.

The Submission

1.6 This Planning Statement should be read in conjunction with the other documents submitted in support of this planning application. These documents comprise:

- Planning Application Forms, Covering letter, and Certificate of Ownership, prepared by Iceni Projects;
- CIL Form, prepared by Iceni Projects;
- Planning Statement, prepared by Iceni Projects;
- Site Location Plan, prepared by Charlton Brown Architects;
- Existing and Proposed Plans, Sections and Elevations, prepared by Charlton Brown Architects;
- Design and Access Statement, prepared by Charlton Brown Architects;
- Heritage Statement, prepared by Iceni Projects;
- Energy and Sustainability Statement, prepared by Charlton Brown Architects;
- Tree Survey and Arboricultural Method Statement, prepared by Trettec;
- Tree Protection Plan, prepared by Trettec; and
- Basement Impact Assessment, prepared by ByrneLooby.

2. THE SITE AND SURROUNDING AREA

- 2.1 The application site is located at 9D The Grove, Highgate, London, N6 6JU. It is located within the Highgate ward within the administrative boundary of the London Borough of Camden ('the Council'). The extent of the application site is shown on the accompanying Site Location Plan prepared by Charlton Brown Architects.
- 2.2 The site currently comprises a detached ground plus 2 storey building with a private rear garden. It is currently in use as a single family residential dwelling (Use Class C3), although it has been vacant for sometime. Due to the inherent issues of the existing post war 1950s residential dwelling in terms of layout, internal daylighting, quality of build and sustainability credentials it is proposed to demolish the existing dwelling and replace it with a new residential dwelling which is reflective of the local area and surrounding, existing buildings, including the Grade II listed stables at 9C The Grove (statutorily listed as 9B The Grove).
- 2.3 The site is located on the corner of the The Grove and Fitzroy Park and the surrounding uses are purely residential with the nearest local shops located along Highgate High Street, approximately a 5 minute walk away.
- 2.4 The site has good public transport links and is located within a PTAL 2 rating and is a 15 minute walk from Highgate Underground Station which is on the Northern Line. In addition, there are various bus stops within an 8-10 minute walk.
- 2.5 The site is not identified as either statutorily or locally listed and is notably a later dated development to the rear of the listed buildings associated with Park House along Grove Road within the Highgate Village Conservation Area. It is noted that the existing property is identified within the Conservation Area Statement as a positive building, however, the reality of its contribution is not clear cut. The Conservation Area Appraisal identifies only the rear balcony and canopy making a contribution rather than the building as a whole but these elements are not readily visible from anywhere within the Conservation Area due to the highly concealed nature of the site and surrounding, existing wall. The poor quality of the rest of the building is also not noted but is apparent from views within the public realm.

History of the Site

- 2.6 Highgate was a hamlet in the medieval period as part of the Bishop of London's estate. It grew in prominence from the later sixteenth century when Highgate Hill became part of the main thoroughfare from London northwards on what became the Great North Road. In the seventeenth century the village became a popular place for the London wealthy to build a country retreat, Lauderdale House

is the extant example. The village grew to a small town in the eighteenth century increasing in prominence as the Great North Road became more important for travel and droving of livestock down into Smithfield to supply the ever expanding populous of London. As the first coaching stage after London, coaching inns proliferated. Dwellings were also built with some of the finer houses erected in the early to mid eighteenth century. Large estates covered the land to the south and west of Highgate, with Fitzroy House (built 1770, demolished 1828) historically sitting to the west of the Site.

- 2.7 In the later eighteenth and early nineteenth century, speculative development grew in the area, although constrained by land ownership. Most of the neighbouring semi-detached dwellings along the western side of The Grove were erected in this late Georgian period. The Stables which sit between the Site and the road, however, are a late nineteenth century addition (now 9C The Grove but statutorily listed as 9B The Grove). The plot on which the Site sits was throughout the nineteenth century outbuildings and a glass house to 9 The Grove.
- 2.8 Fitzroy Park, winds through what was the parkland of Fitzroy House and further down to Millfield Lane and Highgate Ponds. The land was sold off in lots in the nineteenth century, and houses were erected along Hampstead Lane, but much of the land was slow to be developed, with the southern portion remaining as market gardens, allotments and nurseries until the mid-twentieth century. In the post-war period in particular, Fitzroy Park became a desirable location for new detached houses designed by and for architects. These include, No.6 by Danish architect Erhard Lorenz house for Ove Arup built in c1958, No. 8a (Grade II listed) by Hal Higgins for Peter Epstein. Nearer to 9D The Grove, is No.2 Fitzroy Park, built c.1952 and designed by June Park.
- 2.9 9D The Grove was designed by Colin Penn for Dr Fleetwood-Walker and built in 1956. Colin Penn was a minor figure in the modern movement. Prior to the war, he co-wrote 'A key to Modern Architecture' (1939) with the well-known modernist FRS Yorke and worked with Erno Goldfinger for a few years, although it is unclear whether they were formal business partners or if it was an arrangement for business via Colin Penn's Communist contacts – Goldfinger and Penn collaborated on the Communist Party Officers and the Daily Worker building, but nothing else of note.
- 2.10 In 1954, Penn published 'Houses of To-day: a practical guide', the book does not contain a design that can be directly related to 9D, but does cover a large range of planning and design issues, in one case using June Park's house on Fitzroy Park as an illustration. It would appear that Penn was more of a commentator than an architect.
- 2.11 Further detail on the heritage context can be found within the submitted Heritage Statement as prepared by Icen Projects.

Planning History

- 2.12 From a review of Camden's Online Planning Application Search, the only applications relevant to 9D The Grove are for works to trees within the conservation area which were approved.
- 2.13 In terms of the building itself, the Highgate Conservation Area Appraisal and Management Proposals document produced by LB Camden states that, "As the road turns into Fitzroy Park on the south side is the imposing brick panelled enclosure to No 9D, a modern post-war building deliberately introverted on The Grove frontage, but a positive contributor to its surroundings by way of its rear first-floor balcony with a copper-clad canopy, looking down Fitzroy Park. The house has a simple rectangular plan and is built from yellow stock bricks, with a garage built into the north-west corner".
- 2.14 The building is a three storey modernist house located behind the listed stables to Park House. The description is ambiguous in that LB Camden's Conservation Area Appraisal refers to the 'imposing brick panelled enclosure to 9D' as the road turns into Fitzroy Park. The brick enclosure described appears to be the return elevation to 9C, (statutorily listed as 9B) the Grade II listed early 19th century stables that also front directly onto The Grove, rather than part of 9D. (The stables are incorrectly stated as Grade II* in the appraisal). The experience of 9D, further west on Fitzroy Park than the enclosure to 9B, is of its plain north elevation, in stock brick with garage door beneath, and entrance route to the left. The setting back of the house from Fitzroy Park is, in our view, a concession to the building's location on Fitzroy Park, which is more intimate in character than The Grove.
- 2.15 The character area appraisal is probably correct in noting that the building is deliberately introverted in respect of The Grove frontage, and this is an appropriate response given its modernist movement aesthetic.
- 2.16 There are a number of planning applications in the surrounding area that are of relevance and demonstrate new development of varying styles within the conservation area. This variance in age and style is clearly apparent from a visual assessment of the area, in particular Fitzroy Park.

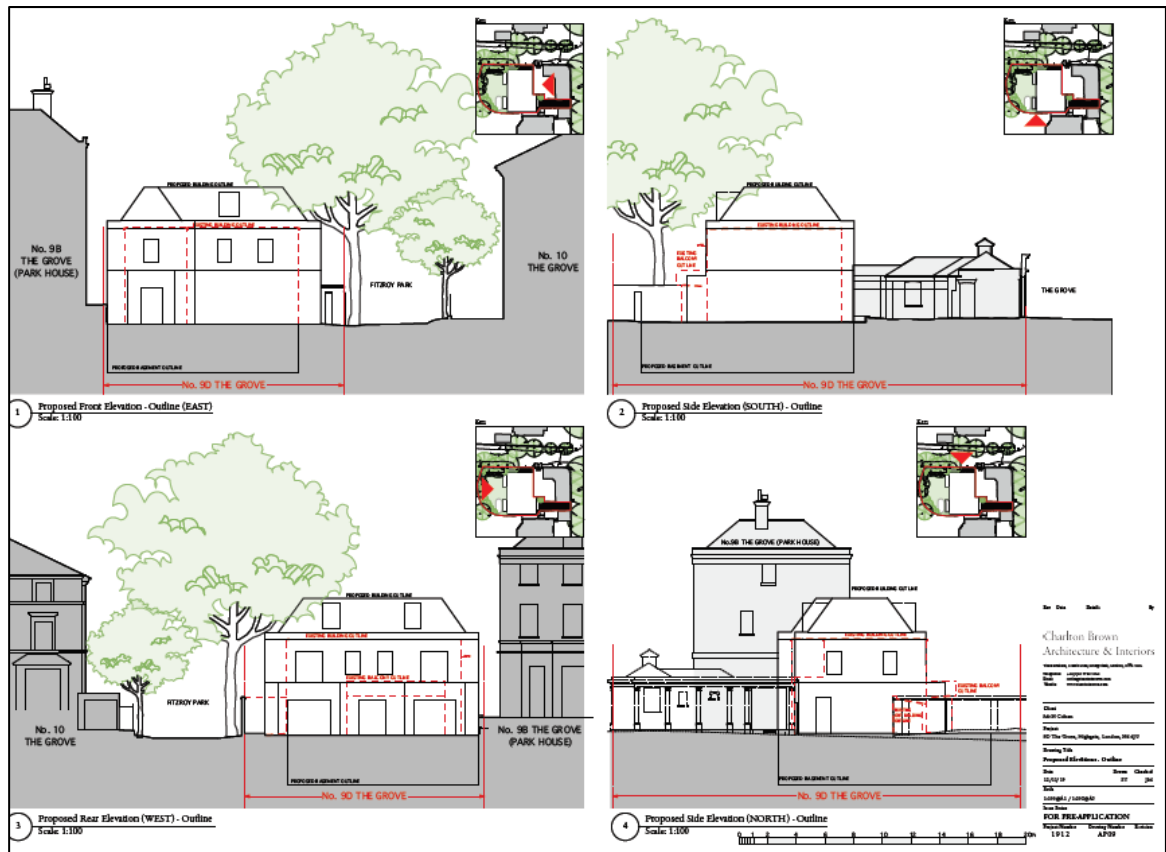
Pre-Application Consultation

- 2.17 As part of the proposed building's design development process, the applicant has engaged in pre-application discussions with Planning and Conservation Officers, and subsequently the design has evolved through an iterative process.
- 2.18 Proposals for a three storey replacement dwelling plus basement on the site were submitted to officers for pre-application consultation in November 2019. The design proposed a building that would be more in keeping with the surrounding buildings than the existing building in that would reflect the prevailing features of quality that characterise the area. Only massing and form were

submitted with the intention to obtain a view from Camden on the principle of the demolition of the existing building and the likely acceptable form of any replacement.

2.19 The principal elevations of this initial design submitted at pre-app stage are shown below:

Figure 1: Pre-application submission November 2019: proposed front (left) and rear (right) elevations



2.20 Planning and Conservation Officers visited the site on 20th January 2020 and issued a response on 25th March 2020. This response acknowledged that the principle of replacing the existing dwelling with one new house was acceptable in terms of housing policy.

2.21 With regards to the principle of demolition the pre-application advise notes that circumstances demonstrating that the benefits of demolition over those of retention will be required. These circumstances will need to take account of any group value, context and setting of buildings as well as their quality as individual structures and any contribution to the setting of listed buildings. This point is addressed within the Planning Statement and also within the accompanying Heritage Statement.

2.22 As well as design considerations demolition proposals need to comply with Policy CC1 which requires all proposals that involve substantial demolition to demonstrate that it is not possible to

retain and improve the existing building. This point is addressed in detail within the Planning Statement and the accompanying Sustainability Statement which address why demolition is justified over retention and retrofitting. A number of other matters such as internal daylighting, design approach and basement extent were addressed within the pre-application response and are covered in more detail within this Planning Statement and other supporting documentation.

- 2.23 Further details of design evolution following the written response can be found in the accompanying Design and Access Statement enclosed within this submission.

3. THE PROPOSED DEVELOPMENT

3.1 This section outlines the proposed development at the site. The proposed scheme is submitted under a detailed planning application for full planning permission. The Applicant is seeking planning permission for a replacement dwelling on the existing site at 9D The Grove.

3.2 The proposal seeks to replace a poorly designed dwelling with suffers from poor efficiency, layout and levels of light with a family dwelling of high quality design and sustainability credentials that will serve to enhance the character and appearance of the surrounding Conservation Area.

3.3 The planning application seeks full planning permission for the following description of development:

“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”

3.4 The submitted proposals have evolved through pre-application discussions that have taken place with Planning and Conservation Officers at the Council. The proposals have been carefully designed to respond to officer’s comments and are considered to deliver a high quality dwelling, of a contextual nature in terms of massing, footprint and architecture, replacing the existing poorly arranged and inefficient dwelling located at the site.

3.5 An area schedule comparing the existing and proposed development is provided below:

Land Use	Existing floorspace (sqm GIA)	Proposed floorspace (sqm GIA)	Net change (sqm GIA)
Residential (C3)	142.8 sqm	373 sqm	+230.2 sqm

4. PLANNING POLICY CONSIDERATIONS

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

- 4.2 The statutory development plan for the proposed development consists of:
- The London Plan (2016);
 - Camden Local Plan (2017);
 - Highgate Neighbourhood Plan (2017).
- 4.3 Camden also has a number of supplementary Camden Planning Guidance (CPG) documents. Of particular relevance to these proposals is Camden's Basement CPG (2018).
- 4.4 As the site is located within the Highgate Village Conservation Area, the adopted conservation area appraisal and management strategy (2007) is also a material consideration in this instance.
- 4.5 Additionally, The Mayor of London is in the process of preparing the New London Plan, which was subject to Examination in Public (EiP) from January to May 2019. The Inspectors Report has since been received and published in October 2019 with the Mayor publishing his Intend to Publish in December 2019. The Secretary of State responded on 13th March 2020 requesting further amendments in line with specific directions.
- 4.6 An assessment of the key planning issues in relation to the proposed development against the relevant adopted planning policies is set out below.

Principle of Development

Principle of Residential Dwelling

- 4.7 Residential (C3) is Camden's preferred land use, and Local Plan policies H1 and H2 seek to maximise housing supply. The site is already in C3 residential use for one dwelling and therefore no proposed change of use or number of planning units is proposed. In this context the principle of replacing the dwelling is acceptable under adopted policy relating to housing.

Principle of Demolition - Conservation

- 4.8 9D The Grove lies within Highgate Village Conservation Area and is mentioned in the character statement as having a positive contribution to the area, albeit this contribution is limited to the rear balcony and canopy, which can only be seen in very limited circumstances, rather than the building as a whole.
- 4.9 Policy D2 part F of Camden's Local Plan states that 'the council will resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of a conservation area' unless circumstances are shown that outweigh the case for retention.
- 4.10 The submitted Heritage Statement notes that part of 9D The Grove is identified as a contributor to the conservation area, however, this contribution is very limited and minor, especially due to the lack of visibility of this feature and the surrounding context of the building, including the tall boundary wall. Alongside this feature, the rest of the building's quality, context and setting needs to be taken into account in determining its contribution and the impact of its loss.
- 4.11 The statement further notes that 9D is a building which neither successfully sits in the context of Fitzroy Park or of The Grove, its 'introverted' form doesn't engage successfully with its immediate neighbour, The Stables, to the degree that it is a detractor in the setting of this listed building; this is alongside an interior plan-form which is dominated by the ground floor garage and places the principle rooms of the building on the first-floor, with very little communication with the garden. The orientation of the entrances and rear of the building also leaves a large area vacant and under-maintained behind the stable doors onto The Grove.
- 4.12 As the building is currently formed, it is unsuccessful within its plot creating a negative relationship with its surroundings. Therefore, whilst the first-floor balcony can be considered as a (very low level) contributor to the conservation area, the building as a whole is closer to being neutral to negative in contribution even after taking into account the positive feature.
- 4.13 As such, the potential loss of the building currently on the Site, subject to its replacement with a building which improves this baseline position, is not considered to be in principle harmful to the significance of the Highgate Conservation Area.
- 4.14 Overall, therefore, the proposals see the introduction of a high quality design, of a highly contextual nature in terms of massing, footprint and architecture, replacing a poorly arranged and inefficient dwelling.
- 4.15 The changes result in a direct benefit to the Grade II listed Stables through re-instatement of the regular use of the entrance gates onto The Grove and associated works; and, enhancement to the

setting of the Grade II listed Stables, through the introduction of a more complimentary architectural design, which results in a beneficial impact to appreciations of its architectural interest.

- 4.16 In addition, an enhancement to this part of the Highgate Conservation Area arises, resulting in an overall (minor) enhancement to the character and appearance of the conservation area as the designated assets as a whole, through the introduction of a building which can be seen as a contributor to the appearance of the area.
- 4.17 Finally, in relation to the other identified assets, including Park House and 10 & 11 The Grove, the changes are marginal within the setting of these buildings with resultant minor beneficial impacts arising.
- 4.18 It is therefore concluded that the proposals are acceptable in the context of policy D2 on the basis that the circumstances demonstrated in this instance outweigh the case for retention in terms of heritage impact.

Principle of Demolition – Climate Change Mitigation

- 4.19 As well as design considerations Policy CC1 of Camden's Local Plan requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building.
- 4.20 At the very initial stages of the project the design team explored a number of different options for the building, both in terms of improving the design but also in regards to improving the sustainability credentials of the property. In summary the following options were assessed before arriving at the submission proposals:

Extension

- 4.21 On the basis of the existing building footprint, height and relationship with surrounding buildings, including the listed stables, it is clear that the existing building would not benefit from any proposed extensions. Indeed the poor quality of the existing construction would limit the ability to extend the building in any practical or useful manner and would not resolve the inherent issues relating to layout and poor light quality.

Refurbishment

- 4.22 The extent of remodelling required to make this building fit for purpose in regards to energy and sustainability credentials, as well as suitable living space, would be of such an extent that it would counter intuitive to attempt.

Retrofit

- 4.23 The option of retrofitting the property to improve its environmental performance has also been explored, however this would require full building fabric upgrade, mechanical ventilation systems and space for duct work, triple glazed windows, insulation (internal and external), all of which would have a detrimental impact on the external appearance of the property as well as further impacting on light and space standards.
- 4.24 It is within this context that demolition and redevelopment was arrived at as the best option for delivery a more energy efficient and sustainable building whilst also acting as a more successful contributor to the Highgate Conservation Area.
- 4.25 An Energy and Sustainability Assessment has been prepared and submitted in support of this application in order to demonstrate compliance with Local Plan Policy CC1. As part of this assessment the existing dwelling, which was constructed in the 1950s, was found to have an Energy Performance Certificate rating of 59, within the lower end of Band D (55-68). This is lower than the average energy efficiency for a dwelling in England and Wales of 60.
- 4.26 The existing dwelling has been modelled using SAP 2012 to establish the current carbon emission rate both as it stands and what could be achieved if it was refurbished within the bounds of viability, without the need to demolish and rebuild. The full SAP calculations can be found in Appendix 1 of the Energy and Sustainability Assessment but the conclusion is that emissions saving of 61.4% and CO2 savings of 45.9% would be achieved through the redevelopment of the site rather than the retention and refit of the existing building.

Design and Heritage

- 4.27 Policy D1 of the Local Plan requires development to be of high architectural and urban design quality which improves the function, appearance, and character of the area. Specifically that it:
- a. is attractive and of the highest standard;
 - b. respects local context and character and conserves or enhances the historic environment and heritage assets;
 - c. is sustainable in design and construction;
 - d. is carefully designed with regard to architectural detailing;
 - e. uses attractive and high quality materials;

f. contributes positively to the street frontage;

o. preserves significant and protected views;

4.28 Furthermore, the site is located within a Conservation Area and Policy D2 of the Local Plan, and policy DH1 of the adopted Hampstead Neighbourhood Plan requires all development to preserve, and where possible, enhance the character and appearance of conservation areas.

4.29 As highlighted previously in this statement, the design has evolved from the original pre-application submission in that a move has been made towards a modern, new building which is considered to be of high quality architectural design that responds contextually to the surrounding area.

4.30 A Heritage Assessment is enclosed with this submission which provides further detail and assessment of the proposals in the context of the Conservation Area. This assessment concludes that the proposed design, is entirely appropriate in its surrounding context.

4.31 Furthermore, it also notes that the building is a clear improvement on the existing structure that occupies the site, successfully negotiating the retention of its overall subservient form in comparison to adjacent historic buildings, but also appearing more confident in its plot. It is considered that as a result, the streetscape will be enhanced by a building of high quality architecture.

4.32 Therefore, the proposals are considered to successfully respect local character and context, whilst enhancing the baseline position of the existing dwelling. As a whole, the proposals are judged to enhance the character and appearance of the Highgate Village Conservation Area, compared to the existing position, in line with policy requirements.

Basement development

4.33 Local Plan Policy A5 sets out criteria that basement development must meet to have minimal impact on, and be subordinate to, the host building and therefore be considered acceptable. Further guidance on these requirements is expanded upon in Camden's Basements CPG (March 2018) which sets out specific requirements for basement development.

4.34 The proposals meet all the policy requirements as set out in Policy A5, as summarised in the table below:

Policy A5 requirement	Compliance of proposal
f. not comprise of more than one storey	Y
g. not be built under an existing basement	Y
h. not exceed 50% of each garden within the property	Y Only 19% of rear and 16% front gardens
i. be less than 1.5times the footprint of the host building measured from the principal rear elevation	Y It is only 1.05 times the footprint of the host building
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation	Y
k. not extend into or underneath the garden further than 50% of the depth of the garden	Y Only 20% at furthest point of basement
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building	Y
m. avoid the loss of garden space or trees of townscape or amenity value	Y

4.35 The submitted proposals are accompanied by a Basement Impact Assessment, prepared by BryneLooby, that sets out further detail on the potential impacts of the basement development. This assessment concludes that the proposed basement construction and redevelopment works may be carried out safely and without adverse effect on the adjacent structures, local hydrogeology, and surface water flow or increase local flooding risk.

Energy and Sustainability

- 4.36 Policy CC1 of the Local Plan requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Specifically, the supporting text to the policy notes that all new residential development will be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations.
- 4.37 The proposals represent a significant energy and sustainability improvement and reduction of carbon dioxide emissions with the Energy Hierarchy showing the following progressing reductions in annual carbon dioxide emissions:
- *Be Lean – 12.9%
- *Be Clean – 12.9%
- *Be Green – 61.4%
- 4.38 This has been achieved through designing to rigorous energy standards and omitting the use of fossil fuels. Consideration has also been given to the lifecycle environmental performance of the new dwelling when selecting materials to reduce embodied carbon and methods to minimise internal water consumption. Further details of the proposed measures can be found in the Energy and Sustainability Statement enclosed within this application.
- 4.39 The proposed development is therefore considered to have minimised the effects of climate change to a high standard, exceeding standards for carbon dioxide emissions reduction as specified in policy and providing significant improvements when compared to the existing property at the site.

Neighbouring Amenity

- 4.40 In line with local Policy A1, development of the site should demonstrate no negative impact on neighbouring amenity in regards to privacy, outlook, and daylight and sunlight levels. The relevant neighbouring properties are those located immediately adjacent to the site at Park House and 9C The Grove.
- 4.41 As acknowledged in the pre-application response from Camden the positioning and footprint of the building would not lead to any amenity impacts in regards to loss of light, overshadowing or privacy impacts. Due to the minimal increase in height in comparison to the existing building (500mm) no impact on daylight or sunlight to neighbouring properties would occur.

Residential Quality

- 4.42 Policy A1 also seeks to protect the amenity of future occupiers of the new dwelling, and policy D1 requires housing development to provide a high standard of accommodation including adherence to the government's nationally described space standard and the Mayor's Housing SPG.
- 4.43 The current proposals for the replacement dwelling have been carefully and sensitively designed with the occupants in mind to ensure a high-quality family accommodation. The proposals maximise natural light through the incorporation of lightwells and large windows, and the floorplans have been designed to provide good quality functional living spaces, cleverly locating circulation space and utility areas to the façade where additional windows would cause overlooking issues and ensuring large and airy rooms with proportionate areas of glazing to the western elevation to mitigate against loss of light where single aspect rooms are required,

Trees and Landscaping

- 4.44 No trees will be lost as a result of the proposals which will be built on the main on previously built or paved areas. A Tree Survey and Arboricultural Method Statement prepared by Tretec is submitted in support of this application.

Refuse and Recycling

- 4.45 A dedicated storage area is provided to the northern edge of the property, in the location of the existing outbuilding. This allows for recycling and general waste storage for collection, along with direct access to the rear garden.

Cycle Parking

- 4.46 Secure cycle parking is proposed adjacent to the refuse store, within the demise of the proposed property.

5. CONCLUSIONS

5.1 This Planning Statement has been prepared on behalf of Nir Cohen in support of an application for a replacement dwelling at 9D The Grove. Planning permission is sought for the following:

“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”

5.2 This statement demonstrates a robust policy support for the principle of a replacement dwelling at the site. The proposed development is considered to be of high architectural quality, which enhances the character and appearance of the Conservation Area in line with the requirements of Policy D1 and D2 of the Local Plan.

5.3 The proposal is considered to deliver the following planning benefits:

- Provision of a new high-quality family dwelling designed to maximise light, space, outlook and amenity for the applicants;
- A replacement building that responds to its setting, the setting of nearby listed buildings and the character and appearance of the Highgate Conservation Area;
- Improved energy performance and efficiency resulting in improved sustainability and reduced carbon emissions; and
- Improved landscaping and removal of hardstanding and concrete structures within the root protection area of the lime tree in the rear garden.

5.4 Overall, the proposed scheme is considered to constitute a sustainable development that complies with the relevant planning policies of the development plan and will deliver a significant number of planning benefits.

5.5 It is therefore considered that the development should be supported, and planning permission granted without delay.