

Item no 2

Ward
Wanstead

Application Number

1. 1212/11
2. 1235/11

Applicant

Mr. T Lucy

Address

31, Nutter Lane, London, E11 2HZ

Details of Development

1. Demolish existing single storey dwelling. Two new four bedroom houses.

CONSERVATION AREA CONSENT

**2. Demolish existing single storey dwelling. Erection of two, four bedroom houses.
(Conservation Area consent sought under 1212/11).**

Demolition of existing bungalow.

Erection of pair of three storey semi-detached four bedroom houses measuring 8.5m high to max of gable roofs, max 8.6m deep, street frontage 17m. Two parking spaces to front of each unit. Amenity space to rear and front. Cycle parking to side of each unit.

Site and Surrounding Area



Site is existing bungalow on corner of Nutter Lane and Leicester Road. Opposite site is Nutter Lane playing field. To NE of site is Chepstow site where new housing development is currently being constructed. Another bungalow is to rear of site, fronting The Avenue. Other surrounding properties are predominantly two-storey residential properties. Site lies within Wanstead Grove Conservation Area.

Relevant History

None

Mayor of London's Spatial Development Strategy

- 3.5 (Quality and design of housing developments).
- 5.1 (Climate change mitigation).
- 5.2 (Minimising carbon dioxide emissions).
- 5.3 (Sustainable design and construction).
- 5.7 (Renewable energy).
- 6.13 (Parking).
- 7.1 (Building London's neighbourhoods and communities).
- 7.4 (Local character).
- 7.6 (Architecture).
- 7.8 (Heritage assets and archaeology).

Local Development Framework

1) Proposals Map

Wanstead Grove Conservation Area

2) Relevant Policies

- SP2 (green environment)
- SP3 (built environment)
- SP6 (movement and transport)
- SP7 (housing)
- SP12 (planning obligations)
- H2 (housing choice)
- H1 (housing provision)
- T6 (service & delivery vehicles)
- E2 (nature conservation)
- E3 (conservation of the built heritage)
- T5 (parking standards)
- BD1 (all development)
- BD3 (density in new residential development)
- BD4 (amenity space in new residential development)

Representations

Counties Residents Association objects: No objection in principle to replacement of bungalow with semi-detached houses of this size; do have concerns over design; free standing front gable wall to screen terraces behind will create unattractive aesthetic and be domineering street scene; balcony railing should be used instead; very modern look would not sit comfortably on street scene which features array of styles including listed and locally listed buildings; all existing buildings have traditional design and preserve rural atmosphere of Nutter Lane; vista to Nutter Lane playing fields would be damaged; even Chepstow site will have traditional design; ultra modern building would fail to protect or enhance Wanstead Grove Conservation Area; Nutter Lane one of oldest roads in borough; should be redesigned with traditional look.

The Wanstead Society objects: Proposal very futuristic in design which would be completely out of character with Nutter Lane, Alms Houses and Applegarth House; would not preserve or enhance ambience or character of road or surrounding area; replacing bungalow with two houses is over-development which area cannot withstand and does not stand; would replace period in-keeping bungalow with two over-large houses.

Occupier 25 Nutter Lane objects: Not appropriate to Nutter Lane; out of keeping with other houses in street; listed building Applegarth will be adversely affected by development; proposal not in best interest of Conservation area which will be neither preserved nor enhanced; semi-detached buildings not in keeping with character of area; roofs and modern design not appropriate.

Occupier Flat 5 Farringdon House 29 The Avenue objects: Not in keeping with nearby architecture of Arts and Crafts houses and bungalow on The Avenue; bungalow to be demolished is fine example of West Essex vernacular architecture with pleasing proportions and feeling of green and space complementing open space opposite; replacement to design as much space as possible with no considerations of context; loss of view of open space from houses and flats on The Avenue; roof line should be no higher than neighbouring property to prevent overbearing; adjacent bungalow being refurbished in sensitive and appropriate manner; noise and disturbance from works; potential overdevelopment of area, given new development opposite; Wanstead should be allowed to keep its charm.

Statutory and Non-Statutory Consultation Replies

Conservation Advisory Panel: Objection; gable wall and design would be visually intrusive to Conservation Area and not in keeping with surrounding development.

Highways and Engineering Services: No parking or waiting restrictions in place surrounding site; site currently has crossover and off-street parking; two off-street car parking spaces provided which complies with maximum parking requirements of policy T5; new crossover position acceptable due to low traffic flows and speeds in area; refuse can be stored and presented within curtilage of site; require conditions for construction and demolition traffic; works in relation to crossover to be carried out by Highways and paid for by developer.

Policy & Environment – Tree and Landscape Officer: No objection in principle but detailed soft landscaping scheme required and should reduce hard standing to frontages; needs to be reduced to reflect character of area and soften new build as well as more sustainable.

Policy & Environment – Tree and Landscape Officer on further information submitted: no further objection.

Policy & Environment – Environment Team Leader: Proposes to meet Level 3 of Code for Sustainable Homes and proposes photovoltaic cells; PVs likely to be visible from street; conditions requiring development to be meet Level 3 of Code for Sustainable Homes and on-site renewables to be imposed on any grant of permission.

Environment Agency: No comments.

Redbridge Primary Care Trust: In area of health deficiency and would put additional pressure on local healthcare infrastructure; require contribution of £3536 in order to offset impact and fund necessary improvements.

Policy & Environment - Conservation and Urban Design Officers: No objection subject to conditions; site forms part of attractive but somewhat eclectic street scene; much of area characterised by variation of architectural styles set in well-spaced plots with landscaped front gardens; Nutter Lane displays significant variation in building style and form and as such there is scope for introduction of new architectural form provided it does not harm overall character of conservation area; closer look at proposal shows it is picking up on surrounding materials, massing, scale and roof forms; existing bungalow a neutral building on an important corner location, eyebrow dormer is only feature of interest; nothing fundamentally wrong with existing building of modest scale but it is of no real value in architectural or historical terms; as such demolition acceptable in principle subject to suitably scaled and detailed building to replace it; new building would have much more presence in street scene than existing building which would have beneficial effect on conservation area given that scale of building is in context with surrounding buildings and materials would reflect buildings in street

scene albeit conceived with very modern form; proposed building would have more meaningful relationship with open space opposite; glazed balcony features captures some essence of relationship between Modern style buildings and open space; once 'shock of the new' has passed will become accepted part of Nutter Lane street scene; soft landscaping would will soften proposed building and attractively frame views of recreation ground; conditions require sample panel of facing, roofing and surfacing materials, including windows, restricted permitted development rights to front of property and micro-generation.

Thames Water: No objection in relation to water or sewerage infrastructure; surface water drainage responsibility of developer; should obtain necessary consents from Thames Water.

Policy and Environment – Planning Obligations Officer: Contributions of £7903 for Education and £2953 for healthcare required on commencement of development; should be secured by Section 106 Agreement to alleviate extra strain on community infrastructure; subject also to legal fees of £500 and monitoring fees of £700.

Other Material Considerations

PPS5 Planning for the Historic Environment

Planning Assessment

Amended Plans

Since application submitted, an amended plan has been submitted to show increased soft landscaping provision whilst retaining proposed levels of parking.

Principle of Demolition

Conservation area consent is required for demolition of existing bungalow. Demolition of this building is considered acceptable. Bungalow is a neutral building in terms of its contribution to character of conservation area and is an atypical building type in conservation area as a whole. Bungalow has not significant value historically or architecturally. On prominent corner location within conservation area, a new building of appropriate scale and detail could have an equal, if not greater, contribution to character of conservation area. Therefore, loss of existing building considered acceptable and compliant with policy E3 and PPS5.

Principle of Development

Site lies in a residential area and on a previously residential site. New family sized housing will be in keeping with residential character of area and provide additional housing for borough. Site lies within defined Established Residential Area of borough where policy BD3 requires densities to be in range of 30-50 units or 150-200 habitable rooms. Proposal achieves density of 33 units/ha and 200 habitable rooms/ha. Proposal complies with policy BD3 and, as set out below, provides sufficient amenity space and is of appropriate scale. Therefore proposal is not overdeveloping site. Houses will be designed to meet Lifetime Homes standards. Proposal compliant with policies H1 and H2.

Design and Impact on Surroundings

Proposed pair of semi-detached dwellings have been designed so as to fit in with scale and massing of surrounding buildings. Ridge height, whilst naturally greater than previous bungalow, is in line with neighbouring properties on Nutter Lane. Eaves of proposed front gable style roofs is also consistent with eaves level of neighbouring building. In order to minimise impact on remaining bungalow at 38 The Avenue, proposed house closest to it has been designed with a cat slide style flank elevation which reduces to a single storey height. Eaves level of this single storey element is in fact lower than that of proposed bungalow. In this way proposal picks up on key scale reference points within surrounding area to ensure it sits comfortably within surroundings and has no adverse impact on neighbouring properties in terms of overshadowing or overbearing. Footprint of building is kept within footprint of existing bungalow and so will not cause any adverse impact on neighbouring buildings as does not project any closer to them than existing property. There are no windows proposed in flank walls so there would be no overlooking to neighbouring properties.

Given size of rear gardens, new windows on upper floors of rear elevation would be suitably distant from neighbours to as to prevent any loss of privacy. Terraces at front of property would not create any loss of privacy as they would overlook public realm.

Design is a modern style but given prominence of corner location and neutral impact of existing building, this is welcomed as adding interest and character to conservation area. Front gable roofs and three storey appearance is considered acceptable as height is no greater than neighbouring properties and there is a wide variety of roof designs within surrounding area. Neighbouring property on Nutter Lane has front gable roof detail which proposal picks up on. Fenestration pattern gives building a modern appearance and its individual character which will bring character to this corner of Wanstead Grove conservation area and enhance its appearance. It picks up on traditional elements such as bays which can be found in surrounding area. Terraces are proposed to front of both properties, screened by front gable. A gap within roof will be visible from some views of building but this is part of modern design. Whilst there may not be other buildings of a similar design in vicinity, there is a wide range of building styles and appearance in close proximity to site and proposal could not be shown to be having an adverse impact on this varied character. A new modern building will be representative of the current phase in the evolution of surrounding area. Materials proposed are render, brick and tiled roof which are all common to Conservation Area. Condition will be applied to any grant of permission to require samples to be submitted prior to commencement of development.

For reasons set out above it is considered that proposal will have no adverse impact on neighbouring properties and will enhance character of conservation area. Proposal complies with policies SP3, E3 and BD1.

Amenity Space

Given large open space ground floors which are capable of sub-division, each house has 6 habitable rooms with one served by a terrace of over 4 m² and therefore policy BD4 requires minimum of 115m² of amenity space to be provided. Proposed house A has 126m² and proposed house B has 195m² in front and rear gardens and terraces. Proposal complies with policy BD4.

Internal Space

Proposed houses are both 4 bedroom 6 person units and under London Plan policy 3.5 should provide minimum of 113m² of internal space. House A provides 117m² and house B provides 132m² of internal space so comply with minimum standards of London Plan policy 3. 5.

Trees and Landscaping

Proposal will have no adverse impact on trees. Original comments made by Tree and Landscaping Officer have been addressed by amended drawings. Greater amount of soft landscaping has been provided to front garden in order to soften appearance and to help add character to corner location in conservation area. Further specific details of proposed planting will be required by condition on any grant of permission. Proposal complies with policies SP2 and E2.

Parking and Access

2 off-street parking spaces are being provided for each unit which is in line with maximum spaces permissible under policy T5. Proposal will not lead to any adverse impact on surrounding roads in terms of increased traffic or parking problems. Cycle parking is provided within curtilage of site. Refuse and recycling storage are provided within curtilage of house and collection can be made from street. Proposal compliant with policies T5 and T6.

Sustainability

Development is proposed to be constructed to meet Level 3 of Code for Sustainable Homes which is in line with policy. Photovoltaic panels are proposed as renewable energy source. Roof plan shows that small area of photovoltaics are proposed to rear of southern and northern roof slopes. Given their small scale and positioning, these panels are not considered to have an adverse impact on appearance of conservation area. However, condition will be applied to ensure any further renewable

energy development requires planning permission so that its impact can be assessed. Proposal is compliant with policy BD1 and London Plan policy 5.3.

Planning Obligations

Application is supported by planning obligation statement indicating willingness to negotiate required obligations.

Contributions of £7,903 for Education and £2,953 for Healthcare are required in order to offset impact of additional family sized housing on local community infrastructure and to comply with policy SP12. Contributions should be payable on commencement of development and secured by Section 106 Agreement which would be subject also to legal fees of £500 and monitoring fees of £700.

Response to Representations

Loss of view is not a material planning consideration on which to base a refusal. Distance to listed building will mean its setting is not compromised. Furthermore, as set out above proposed design considered to add to character of conservation area and so would not harm setting of Listed building. Variety of buildings includes buildings of wide age range and so whilst these may to today's residents be classed as 'traditional', each phase of development is contemporary architecture for its period. Proposed scheme is contemporary architecture for now and as such represents another period of evolution for area.

Equalities and Diversity

Application raises no issues of equality or diversity.

RECOMMENDATION

1. 1212/11 GRANT CONSENT

2. 1235/11 That subject to the satisfactory completion of a Section 106 Agreement, the exact terms of which the Head of Development Management on advice from the Borough Solicitor and Secretary is delegated to conclude, in respect of the following:

The payment of education and healthcare contributions to the Local Planning Authority on commencement of development in addition to legal and monitoring fees on completion of the legal agreement;

The Head of Development Management be authorised to **GRANT PERMISSION** subject to the following condition/s:-

And that, should the Section 106 agreement not be completed within 6 months from the date of this committee, the Head of Development Management should be authorised to refuse permission on the grounds that, in the absence of a legal agreement, the proposal fails to provide appropriate planning obligations and therefore does not ensure sustainable development.

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL-01, PL-02, PL-03 rev A, PL-04, PL-05.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No extensions, outbuildings, porches, hard standing, front boundary treatments or micro generation, including those permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Statutory Instrument revoking, re-enacting or amending that Order), shall be carried out on the property the subject of this permission without the grant of further specific permission from the Local Planning Authority.

Reason: In order that any further additions may be considered by the Local Planning Authority, having regard to the size of the dwelling, its plot and the amenities enjoyed by occupants of neighbouring properties and the character and appearance of Wanstead Grove Conservation Area and to comply with Policies BD1, BD5 and E3 of the Council's Borough Wide Primary Policies Development Plan Document.

4. Before the development hereby permitted commences at the site, a scheme showing proposed landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The new planting shall be carried out in the first planting and/or seeding season following the first occupation of the building(s)/commencement of the use and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason: In order to ensure that the development has a satisfactory appearance and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document Trees and the Council's Trees and Landscaping Supplementary Planning Document Adopted June 2006.

5. Before the development hereby permitted commences at the site, samples of the materials to be used as facing, surfacing and roofing materials and materials to be used for windows of the building(s) hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with these approved details.

Reason: In order to ensure that the development has a satisfactory appearance and to comply with Policies BD1 and E3 of the Council's Borough Wide Primary Policies Development Plan Document.

6. Before the development hereby permitted commences at the site, a scheme shall be submitted to and approved in writing by the Local Planning Authority describing the means by which construction activity at the site and construction traffic to and from the site shall be controlled. The scheme shall include measures for:

- 1) construction traffic routes;
- 2) construction traffic washing;
- 3) public highway cleaning;
- 4) dust suppression;
- 5) noise suppression;
- 6) hours of work;
- 7) construction waste disposal.

The development hereby permitted shall only be carried out and completed in accordance with the approved scheme.

Reason: In order to ensure that the construction of the development at this site is undertaken in a manner which minimises its effect on the local environment.

7. Before the development commences, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the development achieves a minimum Code for Sustainable Homes Level of 3. The development shall then only be carried out, completed and used thereafter in accordance with that approved scheme.

Reason: In order to ensure that the development is constructed in a sustainable way and to comply with Policy SP3 of the Council's Core Strategy Development Plan Document, Policy BD1 of this Council's Borough Wide Primary Policies Development Plan Document, the Council's Adopted Supplementary Planning Guidance 'Sustainable Design and Construction' May 2005 and Policies 5.2 and 5.3 of the London Plan.

Informative:

1. This informative relates to any works, which are required to be carried out within the Public Highway in connection with any development for which planning permission has been received.

The granting of planning permission does not allow the person or persons receiving the permission to undertake any works within the Public Highway.

Any person or persons wishing to carry out work within the Public Highway or to have work carried out on their behalf within the Public Highway, must either seek the permission of the Chief Engineering and Building Services Officer or give the appropriate notice to the Highway Authority. Further information can be obtained from the Chief Engineering and Building Services Officer's staff at Lynton House, High Road, Ilford. Tel.No. 020 8708 3946.

Background papers:-

Application form and plans deposited 17.06.11 and amended plans received 16.08.11

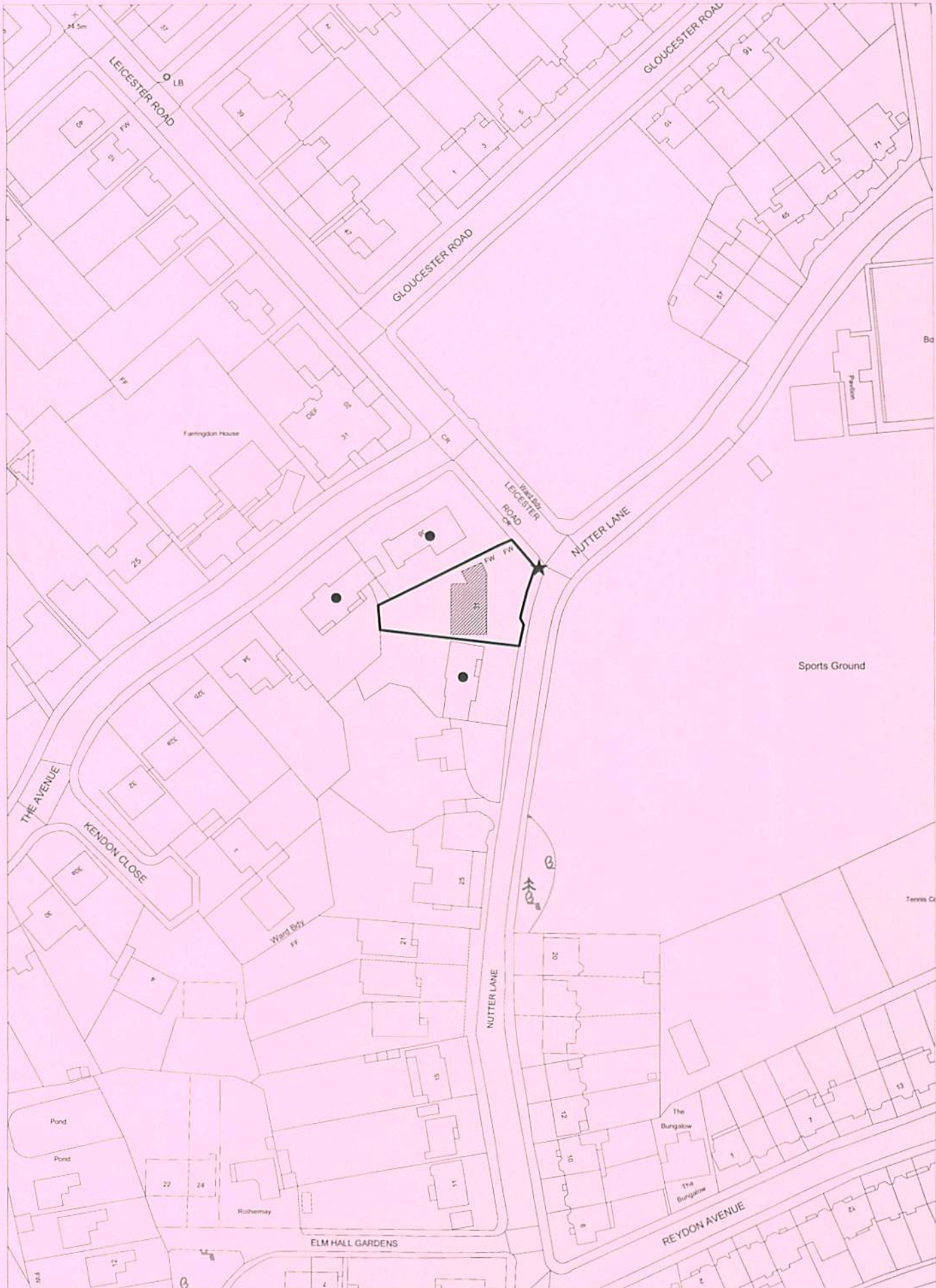
Replies from:-

Conservation and Design Officers 11.08.11
Highways and Engineering Services 18.07.11
Environment Team Leader 08.07.11
Environment Agency 07.07.11
Tree and Landscaping Officer 07.07.11 & 23.8.11
Conservation Advisory Panel 05.07.11
Thames Water 06.07.11
PCT 29.06.11
Planning Obligations Officer 28.06.11
Geoff Horsnell 27/06/2011
Helen Zammett 04/07/2011
Michael Dalton 08/07/2011
Michael Smart 15/07/2011
Mark Bentley 08/08/2011

Contact Officer:- Anna van Overbeke, Team Leader **Extn. 020 8708 2056**

Technical Information:- Sian Evans 0208 708 2926

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RPC West

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