

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2012/1705

2.0 PLANNING HISTORY

2.1 As per HGY/2012/1705

3.0 RELEVANT PLANNING POLICY

3.1 National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

3.2 London Plan 2011

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

3.3 Haringey's Local Plan; Strategic Policies 2013

SP11 Design
SP12 Conservation

3.4 Supplementary Planning Guidance

SPG2 Conservation and Archaeology

4.0 CONSULTATION

As per HGY/2012/1705

5.0 RESPONSES

As per HGY/2012/1705

6.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 A previous Planning Inspector considered the existing garages make no positive contribution to the character and appearance of the conservation area. The Inspector went onto say that indeed, in his view they detract from it due to the ugliness of their design; their lack of visual relation to the houses that give the area its special character.

6.2 Based on the Inspector's decision then and the subsequent 2010 approval, the demolition of the existing garages are considered to be acceptable and in line with the London Plan policy 7.8 and Local Plan policy SP12 'Conservation'.

7.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT

Applicant's drawing No.(s) PL01,PL02 PL04 and PL05

Subject to the following condition

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

REASONS FOR APPROVAL

The demolition of the existing garages are considered to be acceptable as they make no positive contribution to the character and appearance of the conservation area. As such this application accords London Plan policy 7.8 and Local Plan policy SP12 'Conservation'.