

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2091

Ward: Highgate

Date received: 10/12/2009

Last amended date: N/A

Drawing number of plans: 1103/S01-07 incl.; 1103/AP01-07 incl.; 1103/AP 11, 12, 13, 14
(Additional Plans received 13/01/2010)

Address: 42 Stormont Road N6 4NP

Proposal: Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof

Existing Use: Residential Dwelling

Proposed Use: Residential Dwelling

Applicant: Mr Russell Abrahams

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area Road Network: B Road

Officer Contact:

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RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

SITE AND SURROUNDINGS

The site is located on the corner of Stormont Road and Denewood Road, N6 in the Highgate ward. The site is approximately 0.5 acres, being 69.50m long, having a frontage of 31.50m and an oblique boundary to the rear. The site is orientated north-west to south-east. The site is bordered by 40 Stormont Road and the private section of Denewood Road, which is separated from the house by a grass verge which forms part of the plot. The site is occupied by a 2-storey detached interwar house with rooms in the roof.

Stormont Road and Denewood Road are predominantly residential in character with relatively large properties set on substantial grounds. There is no prevailing architectural style in the area, being a mix of Georgian, mock Georgian, Victorian, 20th Century and Contemporary designs. However there is a consistent palette of materials used in the locality including brick, clay tiled roofs and painted timber windows. The site is within the Bishops Sub-Area of Highgate Conservation Area.

PLANNING HISTORY

Planning OLD/1976/1275 GTD 12-11-76 42 Stormont Road - 2/8/76 Erection of garage & sun lounge & rebuilding of existing stores.

Planning HGY/2009/2090 PENDING --- 42 Stormont Road London - Demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof

Planning HGY/2009/2091 PENDING ---42 Stormont Road London - Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof

DETAILS OF PROPOSAL

This application seeks Conservation Area Consent for the demolition of the existing dwelling and the construction of a two storey dwelling with rooms in roof.

CONSULTATION

Ward Councillors
Haringey Conservation
The Highgate Society
The Highgate CAAC

RESPONSES

As per full planning application HGY/2009/2090

RELEVANT PLANNING POLICY

National Planning Policy

PPG15 Planning and the Historic Environment

Haringey Unitary Development Plan (2006)

UD3	General Principles
UD4	Quality Design
CSV1	Development in Conservation Areas
CSV7	Demolition in Conservation Areas

Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance and Design Statements
SPG2	Conservation and Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

PPG15 paragraph 4.27 states that “consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment”. Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development either enhances or has a neutral impact on the conservation area.

In regard to the demolition of the existing property, the existing house has been altered and extended in a number of unsympathetic ways and is of ‘average quality’. The existing dwelling is considered to be of ‘neutral’ value to the character of the conservation area. The existing property is of no special, local, historic or architectural interest sufficient to warrant refusing conservation area consent.

In respect of the replacement building the specific design detail of this new house has been assessed in this application HGY/2009/2090. It is considered that the footprint, bulk, mass and design of the replacement building is acceptable. The replacement building takes its design philosophy from the ‘Arts and Crafts’ style. Stormont Road and the nearby Denewood Road is characterised by a broad range of architectural styles; the street displays fine examples of Georgian, Mock-Georgian, Arts and Crafts, Victorian buildings along side modern housing from the 1970s to present day. The proposal will make a positive contribution to the architectural style of this road and overall will be in keeping with the street scene and the character of the area. The external facing materials of the proposed building are considered acceptable as they refer to the materials of the surrounding properties. Overall, the proposed replacement building will preserve the character and appearance of the Highgate Conservation Area.

SUMMARY AND CONCLUSION

The proposed demolition of this existing house in Highgate Conservation Area and replacement with a new two storey dwelling house with accommodation within the roof space is considered to be acceptable as the existing house is of no special local or historic architectural interest sufficient to warrant retention. Its replacement is of an appropriate bulk, mass and design, which will make a

positive contribution to the architectural style of the road and overall be in keeping with the street scene and the character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with policy UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No: HGY/2009/2091

Applicant's drawing No's: 1103/S01-07 incl.; 1103/AP01-07 incl.; 1103/AP 11, 12, 13, 14 (Additional Plans received 13/01/2010)

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

REASONS FOR APPROVAL

The proposed demolition of this existing house and replacement with a new two storey house with rooms at basement and loft level is considered to be of an appropriate bulk, mass and design; and will make a positive contribution to the architectural style of the road and overall be in keeping with the street scene and the character and appearance of the Conservation Area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).