

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/1862

Ward: Bruce Grove

Date received: 15/09/2008

Last amended date: N / A

Drawing number of plans: PP/101, PP102, PP/103, PP/104, PP/105, PP/201, PP/202, PP/203, PP/204, PP/205, PP/206 & PP/207.

Address: 375, 377, 379 High Road N17 6QN

Proposal: Erection of 3 x 2 storey extension on first, second and loft floors to create 3 x one bed and 6 x two bed flats.

Existing Use:

Proposed Use: Residential

Applicant: Nilecost Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road
UDP 2006 Archeological Importance
Conservation Area
Contaminated Land

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is situated at 375-377 High Road in the Tottenham Green Conservation Area. Currently the building is in use as a single storey retail shop. The surrounding properties are in general three storey buildings consisting of ground floor retail shops and self contained flats above.

PLANNING HISTORY

Planning-**HGY/2002/0950**-GTD-27-08-02-375-377 High Road London -The display of an internally illuminated fascia sign and an internally illuminated double sided projecting box sign.

Planning-**OLD/1978/1003**-WDN-03-04-78-375 Site of High Cross Cottages to Rear of High Road -15/7/76 Erection of a part single/part two storey extension to provide operation block for Tottenham Bus Garage.

Planning-**HGY/2002/0952**-GTD-27-08-02-375-377 High Road London -The installation of a new shopfront and the siting of three air conditioning condensers to ground floor rear elevations.

Planning-**HGY/2002/1425**-GTD-26-11-02-375-377 High Road London -Approval Of Details pursuant to Condition 5 (air handling units) attached to permission reference HGY/2002/0952.

Planning-**OLD/1988/0568**-GTD-05-05-88-375 High Road London -7/12/87 Installation of a satellite dish aerial for reception only.

Planning-**HGY/2007/1520**-GTD-11-09-07-375-377 High Road Tottenham London -Erection of 2 x 2 storey extension on first floor level and loft floor to create 4 x 1 bed and 1 x 2 bed flats.

Planning-**HGY/2007/1972**-GTD-13-11-07- 375-377 High Road Tottenham London -Erection of 2 x 2 storey extension on first, second floor and loft floor to create 6 x one bed flats.

DETAILS OF PROPOSAL

The proposal is for the erection of a 3 x 2 storey extension on first, second and loft floor to create 3 x one bed and 6 x 2- bed flats at nos. 375, 377 and 379 High Road. This application follows the previous consent (HGY/2007/1972) for nos 375 and 377 High Road for 2 x 2 storey extensions on first, second floor and loft floor to create 6 x one bed flats at 375 and 377 High Road.

The design at the front elevation of the proposed scheme follows the pattern of the previously approved application, albeit extended across three rather than two properties as before, although roof lights will be inserted in the front roof slope. The proposed rear elevation will include four dormers at the rear and the previously approved external staircase will be omitted. All access to the upper floors will be via the front entrance from the High Road and an wholly internal staircase.

The proposed front elevation will feature large, regularly spaced, sliding sash windows with stucco detailing around the openings. The third floor would feature ornate gable features with oval lozenge windows to match 373 High Road, the next door property, which is a locally listed building. Traditional but highly detailed brickwork construction is also proposed to match the next door property.

CONSULTATION

Transportation Group
Ward Councillors
Conservation Team
Tottenham CAAC
363- 373, 365, 373a, 373b, 373c High Road
381-389 (o) High Road
Flat 1 – 5 @ 391 Library Court, High Road
352-362(e) High Road
344 High Road
6 Philip Lane

RESPONSES

Transportation Group

Since this proposal falls on TFL road network and TfL is the highway authority for these roads, this application has therefore been referred to them for comment today. This comment, once received, would be passed on to the Planning Officer in charge of this application.

Comment received from TFL on 10/10/08 in a letter dated 08/10/08 reads: "In accordance with TFL's own proposed guidelines and Haringey UDP, 1 space per residential unit should be provided within the curtilage of the site. It is suggested that the applicant could investigate the opportunity to install cycle storage facilities at the rear of the premises. Otherwise, TFL do not believe that this development would have an adverse impact on the TFL's road network and therefore have no objection to this application."

In the light of TfL's comment above, we will ask that the following condition is attached to this application, if approved:

The applicant submits a scheme for the provision of 9 (nine) cycle racks, enclosed within a secure shelter, to the Transportation Team for approval.
Reason: To increase the use of sustainable travel modes by the residents of this development.

Tottenham Civic Society

Think the decision to match the face of adjacent locally listed building is a very positive feature in favour of this development. Developers should consider using triple glazing at this location given the traffic noise as well as for environmental reasons.

Tottenham CAAC

Tottenham CAAC made favourable comments about a previous planning application for Nos. 375-377 (HGY/2007/1520) because we welcomed that the intention was to build in the same style as locally listed No. 373. We are pleased to see that they now intend to include No. 379 in the development. We have some doubts about the number of housing units.

Conservation Teams previous comments for 375-373 High Road

This site occupies a very prominent position on the High Road, within Tottenham Green Conservation Area. Only a high quality of detailed design and external facing materials will be acceptable in this instance.

Recommend permission subject to conditions requiring detailed approval of :
Samples of all external facing materials

Fully annotated and dimensioned drawing of the complete front elevation, and cross section drawing showing detailed structural proposals for the development, and the effect on the ground floor shopfront, at a scale of 1:20, including detail design of roof, walls, windows, and all facing materials.

Reason for conditions ; To ensure that the development is of a high standard to preserve the character and appearance of Tottenham Green Conservation Area.
Informative : The applicant is advised that only the highest quality detail design and external facing materials, including yellow stock facing brickwork, in terms of colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable

Informative : The applicant is advised to contact the Council's Principal Conservation Officer to discuss the detailed design proposals and facing materials prior to submission of details.

RELEVANT PLANNING POLICY

CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
UD3 General Principles
UD4 Quality Design
M9 Car Free Residential Developments
HSG1 New Housing Development

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues are considered to be;

- 1) Design and appearance of the proposed two storey extension
- 2) The Standard of Accommodation
- 3) Privacy and Amenity of Adjoining Neighbours
- 4) Parking
- 5) Planning Obligations/Section 106

1. Design and appearance of the proposed two storey extension

The proposal must be assessed in terms of its potential impact on the character of the surrounding locality under policy UD4 and, with particular reference to the Conservation Area under policies CSV1 and CSV5, which seek to preserve and enhance the character and appearance of the conservation area.

The proposed front and rear elevation of the two storey extension at nos. 375-379 High Road will blend into the existing height bulk and mass of the neighbouring building at no 373 High Road which is locally listed. The overall design in terms of its architectural characteristics is identical to 373 High Road and the windows used will be double glazed timber sash. The proposed dormers at the rear are very modest in scale and appear subordinate to the roof slope. The proposed roof lights will not be detrimental to the street scene. It is felt that overall the intention to build in the same style as locally listed No. 373 and to include No. 379 in the development will enhance the character and appearance of the Conservation Area.

2. The Standard of Accommodation

The proposal has now been amended to provide 3 x one bed and 6 x 2-bed flats on the first, second floor and in the loft space. The room sizes are considered adequate as they meet the room size requirements set out in SPG 3a and the overall layout is suitable.

3. Privacy and Amenity of Adjoining Neighbours

Upon inspection of the site the proposed development will not have any impact on the adjoining neighbours.

4. Parking

TFL advise that 1 off-street space should be provided for each of the proposed dwellings. However, this is an extremely constrained site with little prospect for the provision of any off street parking that could be used easily or safely. Notwithstanding the above, the site is located in a highly accessible area and is

therefore considered suitable for car-free housing in accordance with policy M9 of the UDP. This can be secured by way of a Section 106 obligation as detailed below. A condition to ensure that 9 cycle racks in a secure shelter are provided is also proposed.

5. Planning Obligations/Section 106

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

Education Contribution

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £15,065.

Car free contribution

The applicant has also agreed to enter into a S.106 agreement that "The resident units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development, and to contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.

Environment Contribution

It is appropriate for the Local Planning Authority to seek a financial contribution towards the open space improvements. The environment contribution associated with this development is calculated to amount to £15,435

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recovery/administration costs.

The applicant has agreed to a contribution of £1,500 toward recovery costs/administration.

SUMMARY AND CONCLUSION

To conclude the proposed erection of a 3 x 2 storey extension on first, second floor and in the loft space to create 3 x one bed and 6 x 2-bed flats is considered acceptable because overall its design and massing will be sympathetic to the existing neighbouring building at 373 High Road. The proposal would enhance the character and appearance of the conservation area. The Overall size and layout of the accommodation meets the requirements set out in SPG 3a. There would be no adverse affect on the privacy and amenity of adjoining neighbours and a car free scheme is suited to the location. As such it would be in accordance with CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, UD3 General Principles, UD4 Quality Design, M9 Car Free Residential Developments, HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes and SPG 1a Design Guidance. It is therefore appropriate to recommend that planning permission be GRANTED.

It is therefore appropriate to recommend that planning permission be granted subject to the following conditions and agreement.

RECOMMENDATION 1

The Committee is recommended to **RESOLVE** as follows:

1. That planning permission be granted in accordance with Planning application no. HGY/2008/1862, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a financial contribution of £15,065 toward educational facilities within the Borough; £1,000 towards the amendment of the Traffic Management Order for designation of a car-free development and a contribution of £15,435 to improve the open space and £1,500 for recovery/administration costs.
2. That the Agreement referred to in resolution (1) above is to be completed no later than 29th November 2008 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow; and

That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2008/1862 be refused.

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2008/1863 and drawing No. (s) PP/101, PP102, PP/103, PP/104, PP/105, PP/201, PP/202, PP/203, PP/204, PP/205 PP/206 & PP/207.

Subject to the following condition(s)

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 development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Prior to the commencement of development, a drawing shall be submitted to show the provision of facilities for the storage of not less than 9 bicycles.

Reason: In order to facilitate the use of cycles by residents of the development.

5. Fully annotated and dimensioned drawing of the complete front elevation, and cross section drawing showing detailed structural proposals for the development, and the effect on the ground floor shopfront, at a scale of 1:20, including detail design of roof, walls, windows, and all facing materials, shall be submitted and approved prior to commencement of development.

Reason: To ensure that the development is of a high standard to preserve the character and appearance of Tottenham Green Conservation Area.

6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

7. Details of the design, materials and location of enclosure or structures to house waste and recycling containers shall be submitted to and approved by the Local Planning Authority prior to the commencement of development; such structures shall be installed before occupation of either of the flats.

Reason: In order to protect the amenities of the locality.

INFORMATIVE: The applicant submits the construction details to TFL prior to construction, for approval, the TFL officer being Gordon Adam, North Area Development Control Officer, Transport for London, Windsor House, 42-50 Victoria Street, London SW1H 0TL

INFORMATIVE: The applicant is advised that only the highest quality detail design and external facing materials, including yellow stock facing brickwork, in terms of colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable.

INFORMATIVE: The applicant is advised to contact the Council's Principal Conservation Officer to discuss the detailed design proposals and facing materials prior to submission of details.

REASONS FOR APPROVAL

The proposed erection of a 3 x 2 storey extension on first, second floor and in the loft space to create 3 x one bed and 6 x 2-bed flats is considered acceptable because overall its design and massing will be sympathetic to the existing neighbouring building at 373 High Road. The proposal would enhance the character and appearance of the conservation area. The Overall size and layout of the accommodation meets the requirements set out in SPG 3a. There would be no adverse affect on the privacy and amenity of adjoining neighbours and a car free scheme is suited to the location. As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Development' of the Haringey Unitary Development Plan and the Councils SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' and SPG 1a 'Design Guidance'.