

REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE

Reference No: HGY/2008/1743

Ward: Muswell Hill

Date received: 22/08/2008

Last amended date: 23/10/08

Drawing number of plans: SYN/01 & SYN/02.

Address: 185A Park Road N8

Proposal: Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1)

Existing Use: Ancillary storage for sports club

Proposed Use: D1 (Day Nursery)

Applicant: Sports Club UK LTD

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Valerie Okeyi

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located within the Sports Fields of the Club known formerly as the North Middlesex Cricket Club. North Middlesex Club is bounded by 171-191 Park Road along its eastern boundary which also contains the vehicular access from Park Road. The northern boundary of the club is bounded by the rear gardens of the properties in Cranley Gardens. There is a footpath along the southern boundary which links Wood Vale and Park Road. The western boundary has a number of tennis courts.

The site comprises a large clubhouse with an associated car park located to the northern part of the site. The site has a cricket pitch and other facilities that do not appear to be so widely used.

The building that is part of the planning application is currently used for storage, it is situated in the south –east corner of the site, adjacent to the rear garden of 171 Park Road.

PLANNING HISTORY

Planning-**HGY/1996/0204**-REF-07-05-96-185A Park Road London -Certificate of Lawfulness for retention of portacabin. Refused and Dismissed on Appeal.

Planning-**HGY/2007/1710**-REF-09-10-07-185A Park Road Hornsey London - Retention of refrigeration unit and three air conditioning units.

Planning-**HGY/2007/1834**-REF-23-10-07-185a Park Road Hornsey London - Demolition of existing storage and erection of new nursery building.

Planning permission was granted in 1999 for a pre school nursery in the actual pavilion building

DETAILS OF PROPOSAL

The proposal is for the change of use and refurbishment of the derelict storage building into day nursery (D1). The hours of use will be 7.30am to 6.30pm and the number of children attending will be 28, with an age group of under 5's

The refurbishment will involve;

The roof will be strengthened, insulated and covered in second hand clay pan tiles to fit in with the surrounding properties.

The walls will be rebuilt where necessary using second hand, common fletton, bricks and pointed to match the existing.

The main front elevation will retain the existing element of the building being 3 double doors. These will be replaced using double glazed, sealed, units; frames in black.

Internally, the layout will accommodate a play area, 2 WC's, storeroom and small kitchen.

The proposed play area will be located to the west of the site facing the rear boundary of 171 Park Road and an acoustic panel will be inserted with planting to the rear and along the rear boundary walls of the houses on Park Road.

The footpath will be in compact gravel.

CONSULTATION

Transportation Group
Ward Councillors
Noise & Pollution
Day Nurseries
179-183 (o) Park Road
187-191 (o) Park Road
260-274 (e) Park Road

RESPONSES

Transportation officer

This proposed development is on the W7 bus route on Park Road and within a short walking distance of W3 bus route on Priory Road, which combined, offer some 50 buses per hour (two-way), for frequent bus connection to and from Finsbury Park tube station, with Bus Route No.144 on the latter route providing additional 15 buses per hour (two-way), for bus connections to Turnpike Lane tube station. We have subsequently considered that some of the prospective patrons and staff of this development would use sustainable travel modes for their journeys to and from the site. Our interrogation with TRAVL trip prediction tool revealed that, based on comparable London sites (Gosford Hse - IG4, College Gardens - E4, Sun Babies - N1, Fareacres - E18, Latymer - W10 & Our Lady of Muswell - N10), this development proposal would generate significant combined in and out movement of 9 and 8 vehicles in the morning and evening peak hours respectively.

However, there are some concerns with this development proposal as follows:

1. Restricted width of the site access: The width of the vehicular access is narrow and not sufficient for two cars to pass or indeed for this access to be shared with pedestrians and cyclists.

We will therefore ask the applicant to propose a scheme which will give priority to vehicles entering this premises and make this access suitable for sharing between vehicles and pedestrians/cyclists, with the appropriate entry treatment/traffic calming measures. It is to be noted that the entire length of Park Road is heavily parked and the level and speeds of traffic along this road is significant, hence there is the need for vehicles to enter and leave this development promptly and without impairing the highway safety of the vulnerable road users along the site access..

2. Lack of a dedicated parking and turning area for vehicles to park momentarily to drop off or pick up children at this creche: Although there are drop-off/parking within the site, it is not apparent who owns and will be using the area immediately after the site access and which of the parking areas will be earmarked for this nursery.

Thus, we will require the applicant to demonstrate on the appropriate plans and supporting statement, which area of the site will be exclusively reserved for the nursery's drop-off/collection of patrons and parking, during its operational times.

3. Lack of a clear-cut pedestrian route to the site: There is no indication of a

specific route which would provide a safe passage of patrons/staff to and from this development, right from Park Road.

We will therefore ask the applicant to propose a paved area next to the playing field and running parallel to Park Road, which would connect to the shared vehicle/pedestrian/cyclist access suggested above. We will also expect this route to have adequate lighting.

4. It is also unclear what level of car/cycle parking provision will be provided for this development, bearing in mind that there are other business activities within this compound. Albeit the applicant has not indicated what the staffing level would be, the Council's parking standard for this development, as detailed in Appendix 1 of the UDP, states that 2 off-street car parking spaces per practitioner plus 1 for every 2 auxiliary staff and a minimum of 1 space for the disabled as well as 1 cycle space per practitioner shall be provided for a development of this nature.

Consequently, the highway and transportation authority object to this application, in its current form.

Residents

5 individual letters of objection have been received from neighbours this includes one letter from CREOS (Crouch End Open Space) and CGRA (Cranley Gardens Residents Association).

The following points have been raised:

- Encroachment onto Green Belt and Metropolitan Open Land
- The installation of security lighting around the outside of the new building will cause nuisance to nearby residents, such lighting would damage the biodiversity of the site
- There are still other unauthorised development and building works on the site it is difficult to separate out this proposal from that history. It was the unauthorised development of the clubhouse into a restaurant and bar which resulted in the nursery being forced out from its previous location in the clubhouse.
- The building that was ancillary to the sports use of the site have housed machinery and equipment used for care and maintenance of the cricket pitches
- A day nursery is not necessary in this area
- The proposed nursery would mean vehicle congestion in the area
- To allow unsuitable schemes on any MOL is to open the door to other schemes and further loss of vital open space and green space.
- Impact on residential amenity

Cllr Jonathan Bloch objects for the following reason:

- The MOL land will be encroached upon
- The application is very controversial

North Middlesex Cricket Club:

- In principle have no objection to a nursery on the site, they are concerned however that no alternative proposal has been submitted to show where the equipment current stored in the building will be re-housed
- They are not clear as to whether or not the proposed nursery would encroach on the existing pay area.
- Proposals for access to the site and parking are unclear with the scheme

RELEVANT PLANNING POLICY

OS2 Metropolitan Open Land (MOL)
UD3-General Principles
UD4- Quality Design
CW1- New Community Health Facilities
SPG 11B- Buildings Suitable for Community Use:

ANALYSIS/ASSESSMENT OF THE APPLICATION

The principal issues to be considered here are:

- 1) Previous history
- 2) The principle of development in the MOL
- 3) Principle of a Day Nursery
- 4) Residential Impact
- 5) Parking and Access

1. Previous history.

The day nursery was once housed in the main Pavillion/changing room building on the north side of the cricket ground. It was later moved into a demountable building which was erected without planning permission immediately adjacent to the storage building subject of this application and behind the rear garden of No. 171 Park Road. The demountable building has now been dismantled, following the enforcement appeal that was dismissed on the 8th of October 2007.

Application HGY/2007/1834 sought permission to house the nursery in a new building on the site of this storage building. This was refused on the grounds that;

- i. A new building was inappropriate development in the MOL
- ii. The proposed play area would be detrimental to nearby residents

It should be noted that, on the temporary closure of the day nursery following Enforcement Action, there was concerns about the non-availability of this facility which was a benefit to local parents, carers and young children.

2. The principle of development in the MOL.

The proposal involves the conversion of the existing building, rather than its demolition and replacement by a new building. There are concerns from residents about the encroachment on the MOL.

Because it is a conversion and not a new build, the proposal would have no greater impact on the MOL than if the building continued to be used as a storage building. It would therefore be difficult to justify refusal on the grounds of visual intrusion or harm to the appearance of the MOL; it will be the same size as the existing.

Policy OS2 sets the criteria for allowing the re-use of existing buildings within the MOL. In this case the criteria has been met for the following reasons

- i. The proposal will not have a materially greater impact than the present use on the openness of the MOL.
- ii. The building is capable of a conversion without major or complete reconstruction.
- iii. The building is brick built, single storey with a pitched roof. The proposed refurbishments will include re-roofing with a tiled roof in place of the damaged felt roof, so it will look more attractive. Therefore overall the building form and general design is in keeping with its surroundings.
- iv. The proposal will not conflict with the openness of the MOL.

Furthermore; Day Nurseries, Pre-School, Parent & Toddler Club uses are found in buildings in parks and recreation grounds, for example Springfield Pre-School in the grounds of Alexandra Palace Park.

Overall it is considered that the proposal is not in conflict with policy OS2.

3. Principle of Day Nursery

The proposed nursery will provide a use which benefits local children and parents. The nursery will involve a conversion of the existing building rather than new build and it will be in keeping with its surroundings.

The existing machinery that is currently housed in the building will be re-housed in an existing building to the north of the cricket fields

4. Residential Impact

Policy UD3 seeks to protect the privacy and amenity of neighbours.

Whilst the visual impact on nearby residents is limited, concerns have been expressed about noise and disturbance to the residents from the external play area. It is proposed to locate this west of the proposed nursery building facing the rear boundary of 171 Park Road, 10m away from their rear boundary. Locating the play area elsewhere will encroach upon the cricket ground and cause health and safety issues to the children using the play area. To overcome concerns about disturbance to nearby residents, an acoustic panel will be erected, directly behind the panel will be some planting to avoid any visual impact to neighbours.

5. Parking and access

The car park is at the front entrance of the site off Park Road and leads to a pedestrian route to the nursery building that will be surfaced in compact gravel.

Whilst the concerns of the Transport Officer are noted, it must be understood that there is a vehicular access established for the site as a whole, that this leads to a substantial parking and turning area to the north of the playing fields; from which there will be a path to the day nursery.

SUMMARY AND CONCLUSION

To conclude the proposed nursery building is appropriate development in the Metropolitan Open Land as the proposal would include a conversion rather than a new build and therefore not appear visually intrusive within its open setting, the proposed nursery will provide benefits to local families and although the play area will be located to the west of the nursery building facing the rear boundary of no 171 Park Road provisions will be made to reduce the noise impact of the play area and the visual impact will be further reduced. As such the proposals is in accordance with policies OS2 Metropolitan Open Land, UD3 General Principles, UD4 Quality Design and CW1 New Community Health Facilities of the Haringey Unitary Development Plan and the Councils SPG 11B- Buildings Suitable for Community Use. It is therefore appropriate to recommend that planning permission be APPROVED.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/1743

Applicant's drawing No.(s) SYN/01 & SYN/02

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. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

4. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries; further details of an acoustic wall around the play area shall be submitted.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

5. The use hereby permitted shall not be operated before 0730 or after 1830 hours on Monday to Friday and not at all on Saturdays, Sunday or Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

6. The external play area should not be used for periods exceeding 2 hours per day.

Reason: To prevent undue disturbance to local residents

7. The premises shall only be used as a crèche, nursery or day centre within Use Class D1 (b) of the Use Class Order 1987, and for no other purpose including any other use within Class D1.

Reason: In order to protect the amenities of nearby residential properties.

8. Detailed proposals for the improvement of vehicular access to the overall Club site, from Park Road, to enable two vehicles to pass each other without the need to reverse on to Park Road, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, and implemented before occupation of the building.

Reason: In order to secure satisfactory arrangements for access in the interests of highway safety.

REASONS FOR APPROVAL

The proposed nursery building is appropriate development in the Metropolitan Open Land as the proposal would include a conversion rather than a new build and therefore not appear visually intrusive within its open setting, the proposed nursery will provide benefits to local families and although the play area will be located to the west of the nursery building facing the rear boundary of no 171 Park Road provisions will be made to reduce the noise impact of the play area and the visual impact will be further reduced. As such the proposal is in accordance with Policies OS2 'Metropolitan Open Land', UD3 'General Principles', UD4 'Quality Design' and CW1 'New Community Health Facilities' of the Haringey Unitary Development Plan and the Councils SPG 11B 'Buildings Suitable for Community Use'.