

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/1777

Ward: Muswell Hill

Date received: 29/08/2008

Last amended date: 04/11/2008

Drawing number of plans: 00_01, 00_02, 00_03, 00_04, 10_01, 10_02, 30_01, 30_02, 30_03, 40_01 & 40_02 (all amended dated 31/10/08).

Address: Land at the back of Muswell Hill Library, Avenue Mews, N10

Proposal: Erection of 4 x 2 bedroom apartments, with four car spaces, bicycle parking and refuse storage.

Existing Use: Car park

Proposed Use: Residential

Applicant: Haringey Council, Corporate Property Services

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area
Road Network: Classified Road
Listed Buildings
Private Roads

Officer Contact: David Paton

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site lies to the rear of Muswell Hill Library, which is a Grade II Listed building. It comprises of an empty site that has been used as a visitors car park for the library on Avenue Mews. Avenue Mews is used by trucks and vans for deliveries to the rear of the shops on Muswell Hill Broadway. Currently at the site are existing mews houses that are two storey high.

PLANNING HISTORY

Planning-**HGY/2000/0261**-GTD-04-04-00-1 Avenue Mews London -Change of use from snooker club and conversion into 2 x 2. bedrooms and 1 x 1 bedroom self contained flats and parking provision for 3 cars.

Planning-**HGY/2000/0509**-REF-20-06-00-1 Avenue Mews London -Erection of additional floor (erection of pitched roof with two front dormers) to facilitate new habitable floor space to flat number three.

DETAILS OF PROPOSAL

The proposal is for the erection of 4 x 2 bedroom apartments, car spaces, bicycle parking and refuse storage.

The scheme has been amended by A) provision of 4 rather than 2 parking spaces.

B) the first floor bedroom window on the rear elevation serving flat 4 has been removed and replaced with a 'oriel type ' window on the side elevation; two of the panes will be opaque and one pane will be transparent.

The proposed front elevation will comprise of sliding timber louvres, separating wall, brick to match existing, dark grey shingles and facing brick (red/brown).

CONSULTATION

Transportation Group
Cleansing
Building Control
Alex Fraser - Arboriculturalist
Ward Councillors
Muswell Hill CAAC
Muswell Hill/Fortis Green Residents Association
Conservation Team
London Fire Brigade (Edmonton)
91 – 217 (o) Avenue Mews
1 a, b, c Avenue Mews
2 – 24 (e) Avenue Mews
20 -22 Avenue Mews
24 – 26 Avenue Mews
Muswell Hill Library, Queens Avenue
1a, 1 – 13 (o) Queens Avenue
Flats 1 – 6, 1 Queens Avenue
Flats 1 – 6, 3 Queens Avenue
Flats A - F, 5 Queens Avenue
203a Avenue Mews
163a, b, c Avenue Mews
Flats 1, 2, 3 137 Avenue Mews

Top flat 133 Avenue mews
183 a, b,c,d, Muswell Hill Broadway
W. Martyn, Muswell Hill Broadway
Clinton Cards, Muswell Hill Broadway
The baker, Muswell Hill Broadway
Quicksilver, Muswell Hill Broadway
Diva, Muswell Hill Broadway
Greenwood Pharmacy, Muswell Hill Broadway
Whistles, Muswell Hill Broadway
Phone 4 U, Muswell Hill Broadway
Clarks, Muswell Hill Broadway
Nationwide, Muswell Hill Broadway
Carphone Warehouse, Muswell Hill Broadway

RESPONSES

Building Control – No comments to make Re; Building Regulations B5 – Fire Brigade Access

Cllr Jonathan Bloch – Object because Avenue Mews is a narrow road and it can barely cope with existing traffic and parking. To provide only 1 car parking space between 2 flats is crazy when there is likely to be at least 1 car per flat; also this is in a conservation area and the development should be in keeping with the area and not be overbuilt.

Muswell Hill and Fortis Green Association – object because if the scheme was implemented there would be little space at the rear left for a rear extension to the library

Muswell Hill CAAC – would prefer a live work solution on site to an entirely residential development. This would be a suitable location for a car free development rather than include two car parking spaces.

7 letters of concern from neighbouring properties;

- The proposed access will be disrupted
- Where would the refuse bins be relocated
- The proposal would cause environmental problems
- It would add to parking and traffic congestion on the street
- The proposed buildings will block out light to neighbouring properties
- The site should be used for parking and not residential
- The existing land should be preserved because it falls in a conservation area
- The proposed development would overdevelop the site
- If permission is granted a condition about the height of the building (so as to minimize light loss) and about the external paint work (so as to enhance the Mews as far as possible) could be set

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 3: Housing

The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Adopted Unitary Development Plan, 2006

UD3 General Principles

UD4 Quality Design

UD10 Parking for Development

HSG1 New Housing Development

HSG9 Density Standards

M10 Parking for Development

CSV1 Development in Conservation Areas

CSV5 Alteration and Extensions in Conservation Areas

CSV2 Listed Buildings

Supplementary Planning Guidance

SPG1a Design Guidance

'Housing' Supplementary Planning Document (Oct) 2008

SPG2 Conservation and Archaeology

SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight

SPG7a Parking Standards

SPG8b Material

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site lies to the rear of Muswell Hill Library, which is a Grade II Listed building. The Library is in need of repair, and due to its rather cramped conditions would also benefit from some extension. The intention is that income from the development of this former car park would assist in works to the Library building.

The site was formerly a car park, on a short-term lease from the Council; it also housed at one stage a demountable building.

The main issues are; 1. Principle of residential use. 2. Density 3. Design and impact on Conservation Area/setting of adjoining LB . 4. Layout/standard of residential accommodation 5. Impact on amenity of adjoining residents, especially 1 Queen's Avenue. 6. Access and parking.

1.Principle of residential use

The site is not allocated to any retail or employment use, and there is no loss of employment. The surrounding area is mixed in character, with flats above shops and commercial premises to the south in Muswell Hill Broadway; two storey small businesses along Avenue Mews, and residential to the north in Queens Avenue. There is no principle objection to residential development on this site, which is conveniently placed in relation to local shopping facilities and public transport.

2. Density

The density of the scheme is 340 hra which is within the UDP guidelines of 200 to 450 hra and acceptable given on the one hand its position in a Conservation Area, but also close to a Town Centre.

3. Design and impact on Conservation Area/setting of adjoining LB

The site is of very restricted depth from front to rear (13 metres). It is also considered necessary to leave some space between any new development on this site and the rear wall of the existing Library, allowing for any small extension to the rear of the Library. The submitted scheme lines up with the frontage of the site to Avenue Mews, as do the existing small business premises in Avenue Mews; it projects very slightly (by 1.1 metre) beyond the rear building line, and it is the same overall two storey height as the adjacent property in Avenue Mews. The materials used; sliding timber louvres, separating wall, brick to match existing, dark grey shingles and facing brick (red/brown) are sympathetic to the immediate surroundings.

In terms of scale, massing and materials the proposal is considered to enhance the Conservation Area, making appropriate use of an empty site whilst still retaining a small gap between new development and the back of the Library, thus preventing a continuous 'wall' of development on this north side of Avenue Mews.

The scheme is not felt to harm the setting of the Listed Building; the rear of the Library is a plain brick wall with no windows and no particular architectural merit, and keeping a gap between the Library and the new housing means that the latter does not "upstage" the listed building nor adversely affect its setting.

4. Layout/standard of residential accommodation

The proposal will comprise of x 4; 2 bed self contained units on the ground and first floor. The flats meet the minimum size guidelines for new build flats as set out in SPG 3a

The amenity space is of a very shallow depth (3 metres) behind the left hand pair of flats, slightly increasing behind the right hand pair, with an additional 42 sq.m. behind the parking area. The total amount of amenity space is 109 sq.m which meets the minimum amenity space standard set out in SPG 3a

5. Impact on amenity of adjoining residents, especially 1 Queen's Avenue

The impact on residential amenity is a significant issue; it is not felt to be a problem in relation to properties to the south on Muswell Hill Broadway properties, since these are commercial at ground floor (rear of shops, storage areas, and some small businesses), and flats above the shops are at some distance away (15 metres). However it is the property immediately to the north; No. 1 Queens Avenue, which would be most affected, in terms of effect on outlook, possible overlooking and impact on daylight.

The proposed housing has attempted to deal with this issue by (a) keeping the building to as low a profile as possible for a two storey development (b) further amendments to minimise rear windows, placing some as roof lights at first floor, omitting the bedroom rear window that serves flat four and replacing it with a 'oriel type ' window on the side elevation instead; two of the panes will be opaque and one pane will be transparent (c) not having continuous development but leaving a small gap between the new block and the back of the Library.

No. 1 Queens Avenue has principal habitable room windows on its rear elevation, at right angles to the site boundary, and a number of windows in the flank wall some of which serve landings and stairwells, or bathrooms, some serve habitable rooms.

As the height of the proposed development is kept as low as possible for a two storey, it will have very minimal impact on the residents at 1 Queens Avenue; in terms of loss of daylight and overshadowing parts of their rear garden. After further revisions to minimise the rear windows on first floor level the overlooking issues have also been dealt with.

Whilst the new block will clearly be visible from the rear windows of 1 Queens Avenue, because the application site is set down by 2 metre it will not be unduly prominent.

6. Parking.

At the request of the Transportation Officer, and in response to local residents concerns four car parking spaces off Avenue Mews are proposed rather than two spaces. This will alleviate additional parking pressures in the area; as the site falls within the Muswell Hill Restricted Conversion Area. The transportation team have no objection to this.

SUMMARY AND CONCLUSION

The proposal for the erection of 4 x 2 bedroom apartments, comprising of four car spaces, bicycle parking and refuse storage is considered acceptable for the following reasons;

Income from the former car park would assist in works to the Grade ii Listed library building. The principle of residential will not undermine the commercial premises in the area. In terms of scale, massing and materials the proposal will enhance and preserve the conservation area and not cause any harm to the adjacent listed building. The proposed flats meet the minimum size guideline and layout set out in SPG 3a. After further revisions the impact on neighbouring properties especially at 1 Queens Avenue would be very minimal and 4 car parking space with the scheme is considered appropriate.

As such the proposal is considered to be consistent with Policies UD4 'Quality Design', UD3 'General Principles', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alteration and Extensions in Conservation Area and M10 Parking for Development of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance and Design Statements', 'Housing' Supplementary Planning Document (Oct) 2008, SPG8b Material and SPG2 Conservation and Archaeology, SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG7a Parking Standards and SPG 1a Design Guidance. As such this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/1777

Applicant's drawing No.(s) 00_01, 00_02, 00_03, 00_04, 10_01, 10_02, 30_01, 30_02, 30_03, 40_01 & 40_02 (all amended dated 31/10/08).

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. 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.

5. That the accommodation for car parking be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

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. The proposed 1st and 2nd pane of the first floor window on the side elevation facing towards 1 Queens Avenue shall be glazed with opaque glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers at 1 Queens Avenue.

8. Four cycle racks shall be provided within the site.

Reason: To encourage cycling both as a means of transport and as a recreational activity.

REASONS FOR APPROVAL

The proposal for the erection of 4 x 2 bedroom apartments, comprising of four car spaces, bicycle parking and refuse storage is considered acceptable for the following reasons; Income from the former car park would assist in works to the Grade ii Listed library building. The principle of residential will not undermine the commercial premises in the area, in terms of scale, massing and materials the proposal will enhance the conservation area and not cause any harm to the adjacent listed building. The proposed flats meet the minimum size guideline and layout set out in SPG 3a. After further revisions the impact on neighbouring properties especially at 1 Queens Avenue would be very minimal and 4 car parking space with the scheme is considered appropriate.

As such the proposal is considered to be consistent with Policies UD4 'Quality Design', UD3 'General Principles', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas' and M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance and Design Statements', 'Housing' Supplementary Planning Document (Oct) 2008, SPG8b Material and SPG2 'Conservation and Archaeology', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG7a 'Parking Standards' and SPG 1a 'Design Guidance'. As such this application is recommended for approval.