

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/1786

**Ward:** Tottenham Green

**Date received:** 01/09/2008

**Last amended date:** N / A

**Drawing number of plans:** P-002 Rev A, P-003 Rev A & P-004.

**Address:** 316 High Road N15

**Proposal:** Demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flat

**Existing Use:** Mixed use

**Proposed Use:** Mixed use

**Applicant:** Mr Marc Cooke Cooke Estates

**Ownership:** Private

### **PLANNING DESIGNATIONS**

Conservation Area

Road Network: Classified Road

UDP 2006 Archeological Importance

**Officer Contact:** Oliver Christian

### **RECOMMENDATION**

GRANT PERMISSION subject to conditions

### **SITE AND SURROUNDINGS**

The site is located at 316 High Road on the East side of the High Road.  
The site is within the Tottenham Green Conservation Area.

The existing building on site is only two storeys high. It has 3 arched openings at street level in a modern reproduction style, and a window over each bay at first floor level.

On one of the ground floor brick piers is a rectangular blue plaque to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific November 20<sup>th</sup> 1839) that was originally put by the London Missionary Society in 1949 and reinstalled on this one.

The front elevation is faced in yellow/brown/ grey brickwork in Flemish bond, with contrasting red brickwork dressings around the window openings. The proposal site abuts a 3 storey red/brown brickwork building on its Southside, and its North facing flank elevation has 2 windows overlooking the forecourt of a 2 storey Meat and Fish Market, which is set back from the High Road.

There are two locally listed buildings No. 320 & No 322 located close by either side of a laneway off the High Road.

The scale of the street varies with the occasional larger bulkier building.

## **PLANNING HISTORY**

2008/0574 Withdrawn -Planning application for the demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 3 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flats.

## **DETAILS OF PROPOSAL**

The current proposal seeks the demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flats.

The fourth floor is set back.

## **CONSULTATION**

Local residents  
Tottenham CAAC  
Waste management  
Transportation Group  
LFEDA  
Ward Councillors

## **RESPONSES**

Tottenham CAAC – Comment as follows -

This building is in the heart of Tottenham Green conservation area - an area rich in architectural and historical treasures. There are 17 nationally listed and about 50 locally listed buildings in the small area making up the conservation area. No. 316 is directly opposite the nationally listed Old Well, Well House, High Cross Infants School and Holy Trinity Church and not far from the Edwardian Baroque Town Hall complex. The present building at No. 316 is described on the Council's Built Heritage Appraisal as making "a positive contribution" to the conservation area. We recognise that there are some local "detractors" (for instance, No. 312) but all new developments should enhance the conservation area.

Tottenham CAAC objected to the previous planning application for this site (HGY/2008/0574) and whilst some features of this new proposal have changed we object to this planning application on the following grounds:

- a) The frontage design of the proposed new building is unattractive and characterless and would not enhance the conservation area. The developer should seek the advice of the Council's Design and Conservation Team.
- b) The shop front design is similarly unattractive and does not conform to the High Road Shop Front Design Guide. Once again the developer should seek the advice of the Council's Design and Conservation Team.
- c) This building is lower than the one previously proposed for the site. We note that the top of the third storey is now level with that of the next door building. The fourth storey is set back. We consider that the building should only be three storeys.

## **RELEVANT PLANNING POLICY**

### **National Policies**

Planning Policy Statement 1 Delivering Sustainable Development  
Planning Policy Statement 3 Housing  
Planning Policy 15 Planning and the Historic Environment

### **London Plan**

Policy 4b.1 Design principle for a Compact City  
Policy 4b.12 Heritage Conservation

### **Unitary Development Plan**

CSV1 Development in Conservation Areas  
CSV7 Demolition in Conservation Areas

UD1 Planning Statements  
UD2 Sustainable Design and construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD8 Planning Obligations  
M9 Car-Free Residential Developments

HSG1 New Housing Developments  
HSG 4 Affordable Housing  
HSG 9 Density Standards  
HSG10 Dwelling Mix

### **Supplementary Planning Guidance**

SPG1a Design Guidance  
SPG 3a Density, Dwelling Mix, Floor space Minima & Lifetime Homes

SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight  
SPG8a Waste and Recycling  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations  
SPG10b Affordable Housing  
SPG10c Education needs generated by new housing

Tottenham High Road Corridor – Conservation Area Character Appraisal 2008/9

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues relating to the proposal are:

- 1) The principle of mixed/residential use on site
- 2) Density
- 3) Dwelling mix of new building
- 4) Size, bulk & design
- 5) Development in the conservation area
- 6) Privacy and overlooking
- 7) Affordable housing and education contributions
- 8) Parking
- 9) Amenity provision
- 10) Waste disposal
- 11) Sustainability

These issues are discussed below:

- 1) The principle of mixed/residential use on site

Planning Policy Statement 1: “Delivering Sustainable Development” advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should “promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings”.

National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of previously developed sites. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

In considering the principle of residential use on the site, regard must be paid to the relevant national policy advice, based on PPS3 Housing and the London Plan. Guidance from central government and the London Plan set housing targets for Local Authorities.

The London Plan sets housing targets for individual Boroughs for the period up to 2016.

These targets are generally reflected in Unitary Development Plan Policy G3.

- 2) Density

The London Plan sets a density of 200 – 450 habitable rooms per hectare for developments, consisting terrace houses and flats, in urban areas within 10 minutes walking distance of a town centre with an accessibility index of 6 -4.

Policy HSG9 'Density Standards' sets a density range of 200 –700 habitable rooms per hectare. However, the policy requires that a 'design-led' approach is taken in the assessment of density of development proposals. Therefore matters such as the character of the local area, quality of the design, amenity standards, range and mix of housing types should also form part of the assessment to ensure proposed development relates satisfactorily with the site.

The scheme proposes commercial floor space on the ground floor frontage and a total of 6 residential units. The development would provide a mix of 2 x 1-bedroom units, 3 x 2 bedroom units and 1 x 3 bedroom units. In total, the scheme has 17 habitable rooms. Therefore, applying the method set out in SPG3a 'Density, Dwelling Mix, Floor space Minima & Lifetime Homes', the density of the proposed development is approximately 404 habitable rooms per hectare. The proposed density is within the range of 200 – 700 set out in the Unitary Development Plan.

In the context of the surrounding area, the proposed density is considered appropriate for the site. As such, the scheme is considered to have an acceptable density, in compliance with the London Plan, Policy HSG9 'Density Standards' and SPG3a.

The proposed density is in line with national policy, regional guidance and local policy and the development would incorporate sustainable features

### 3) Dwelling mix of new building

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and SPG3a "Density, Dwelling Mix, Floor space Minima, Conversions, Extensions & Lifetime Homes" set out the Council's standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

This scheme would provide 2 X 1 bed units (33%), 3 x 2 bed units (50%) and 1 X 3 bed flats (17%). SPG3a set a target of 1 bed (37%) 2 bed (30%) and 3 bed (22%): The mix proposed is marginally below the Council's target, however it is considered that due to the number of family units proposed, the location and constraints of the site, the proposed dwelling mix is considered acceptable.

All the one-bedroom units have internal floor area approximately 62.9 m<sup>2</sup> exceeding the Council's requirement of 48m<sup>2</sup>.

The three-bedroom unit would have a floor area of 104.9 m<sup>2</sup> and the two-bedroom units are 71.2 m<sup>2</sup>.

The 3 bed unit size exceeds the Council's requirement of 95 m<sup>2</sup> - The 2 bed unit is marginally below the required 73 m<sup>2</sup>, however the layout is considered satisfactory.

As such the unit sizes are considered to provide a satisfactory standard of accommodation.

All the units/rooms are considered to have adequate light and ventilation. In addition, the units have been designed to conform to 'Lifetime Homes Standards' and with the ground floor unit capable of adaptation as a disability unit.

The proposed units are considered to comply with policy HSG10 and SPG3a.

#### 4) Size, bulk & design

Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment, conservation area and the amenity of residents.

The height of the front building line lines up with the adjoining buildings 3 storeys – the additional fourth floor is set back to reduce the visual impact at street level.

The materials proposed are – London Stock bricks to main elevations to match the predominant material of the existing buildings – the recessed openings to form the balconies will be clad internally with timber as will the banding that separates the first and second floor balconies.

It is considered that the proposed design and materials will enhance the immediate locality and townscape terms.

Amenity space is provided in the form of a communal space and individual and accessible balconies.

It is considered that the proposal is as such not contrary to the aims of policies UD3 and UD4.

#### 5) Development in the conservation area

The application site is part of the Tottenham High Road Historic Corridor that has recently undergone a Conservation area Character appraisal – it was considered that the existing building built in the late 1970's forms part of a varied group of terrace properties No's 312 – 328 which make a neutral contribution to the streetscene.

It is considered that the existing building is a modern pastiche and that its contribution is that on one of the ground floor brick piers is a rectangular blue plaque to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific November 20<sup>th</sup> 1839) that was originally put by the London Missionary Society in 1949 and reinstalled on this one.

The significance of the site and the plaque can be retained in the same manner as previously by a planning condition that it be placed on the front elevation of the new building.

It is considered that the current proposal is of a higher quality design than the existing building and will itself contribute to the immediate locality and to the conservation area.

It is also considered that the proposal sits well on the site and will be complementary to the existing terrace and to the character and appearance of Tottenham Green Conservation Area. As such the proposal accord with the aims of policies UD3 'General Principles' & UD4 'Quality Design'

#### 6) Privacy and overlooking

Policy UD3 'General Principles' and SPG3b 'Privacy/Overlooking aspect/outlook, daylight/sunlight' seeks to protect existing residential amenity and avoid loss of light and overlooking issues.

The proposed scheme has an East - West orientation. The rear windows of the proposed development face onto the flank wall of the existing Saltram Close Housing Estate.

The scale, design and position of the proposed buildings on the site means that, the surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.

It is considered that the proposal is as such not contrary to the aims of policy UD3.

#### 7) Affordable housing and Education contributions.

PPS3 and paragraph 10 of Circular 6/98 and local policies HSG4: 'Affordable Housing'/SPG 10b 'Affordable Housing' requires that developments that propose 10 units and above are subject to the provision of affordable housing of up to 50% of the total units for affordable housing – There are 6 units proposed and as such the scheme is not liable to affordable housing provision.

There are less than 5 family units (2 bed and above) proposed and as such the scheme does not generate any education contribution.

## 8) Parking

National planning policy seeks very clearly to reduce the dependence on the private car in urban areas such as Haringey. The advice in both PPS3 'Housing' and PPS13 'Transport' make clear recommendations to this effect. This advice is also reflected in the London Plan and the local policies M9: 'Car –Free Residential Developments'

Policy M9 'Car-Free Residential Developments' promotes car- free developments in appropriate locations with good level of public transport accessibility and where a controlled parking zone is in place.

The site is well located for public transport in the form of a number of bus routes and nearby tube stations; additionally there is little opportunity to provide on-site car parking.

The public transport accessibility rating in the area is 5 and controlled parking zone operates in the streets surrounding the site.

Therefore the proposed development does not include car parking on site but a covered & secured bicycle storage facility is provided within the development. The proposal accords with planning policy.

## 9) Amenity provision

Amenity space has been designed into scheme - The units have the provision of ground floor communal garden, terraces, balconies and a secured communal roof garden space.

Overall the proposed development achieves the requirements for amenity space set out in SPG3a, therefore the amenity space provision is considered sufficient and acceptable.

It is considered that satisfactory and acceptable external amenity space has been designed into the scheme.

## 10) Waste Management

The scheme has been design with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. However, to ensure that the Council's standard of waste management is adhered to, a condition has been attached to this report requiring detail submission of a waste management scheme for approval.

## 11) Sustainability

The proposed development has been designed to achieve minimum level 3 code for Sustainable Homes and include the following sustainable features:

- A rainwater harvesting system for reuse in gardens and landscape areas

- Water panels and photovoltaic units where possible
- Double /triple glazed broken windows with low energy glass for reduced energy consumption
- Approved Condensing gas boilers to all units
- Natural ventilation systems
- Triple glazed windows with acoustic vents to the north boundary to minimise noise
- Timber from approved and sustainable sources as approved by FSC
- Indigenous flora and fauna for landscaping
- Use BRE methodology for assessing environmental impact
- Lifetime Home Standards compliance
- Low Energy light fittings
- External insulated building envelope to high levels of U Values.

## **SUMMARY AND CONCLUSION**

The scale and massing has been designed to relate to the nearby buildings as Development in the conservation area such it is considered that the height & scale of the proposed scheme conforms to existing buildings and will be in keeping and make a positive contribution to the character and appearance of the conservation area.

The proposed scheme is acceptable, complies with national, regional and relevant local policies G3 'Housing Supply', UD2 'Sustainable Design and construction', UD3'General Principles', UD4'Quality Design', 'CSV1 Development in conservation areas', UD7'Waste Storage',UD8 'Planning Obligations', M9 'Car-Free Residential Developments', HSG1 'New Housing Developments', HSG 4 'Affordable Housing', HSG 9 ' Density Standards' and HSG10 ' Dwelling Mix' also SPG3a, SPG10e of Haringey Unitary Development Plan.

It would therefore be appropriate to recommend that planning permission be granted.

## **RECOMMENDATION 1**

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

1. That planning permission be granted in accordance with Planning application HGY2008/1786 subject to a pre-condition that the owners of the application site shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a financial contribution of £1,000 toward the amendment of the Traffic Management Order for designation of a Car-Free development.

2. That the agreement referred to in resolution (1) above is to be completed no later than 8<sup>th</sup> January 2009 or within which 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 Agreement referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, that the planning application reference number HGY2008/1786 be refused for the following reason:

The proposal fails to provide a Traffic Management Order (car free development) contribution in accordance with the requirements set out in Supplementary Guidance 10e Improvements to Public Transport Infrastructure attached to Haringey Unitary Development Plan.

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 HGY200/1786 and Drawing No's P-002 Rev A, P-003 Rev A & P-004.

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. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

5. Detailed plans of the design and external appearance of the shopfront, including details of the fascia, shall be submitted to and approved in writing by the Local Planning Authority before any shopfront is installed.

Reason: In the interest of visual amenity of the area.

6. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

7. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / arial system for receiving all broadcasts for 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 prevent the proliferation of satellite dishes on the development.

8. The use of the ground floor hereby permitted shall not be operated before 0800 or after 2000 hours on Monday to Saturday and before 10.00 or after 16.00 hours Sundays, 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.

9. A rectangular blue plaque to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific November 20th 1839) shall be placed and permanently retained on the front elevation of the building.

Reason: To maintain the historic significance of John Williams on the site.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain

to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE: A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

#### REASONS FOR APPROVAL

The proposed scheme is acceptable, complies with national, regional and relevant local Policies G3 'Housing Supply', UD2 'Sustainable Design and Construction', UD3'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', UD7 'Waste Storage',UD8 'Planning Obligations', M9 'Car-Free Residential Developments', HSG1 'New Housing Developments', HSG 4 'Affordable Housing', HSG 9 ' Density Standards' and HSG10 'Dwelling Mix' also SPG3a, SPG10e of the Haringey Unitary Development Plan.