

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/1787

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: Conservation Area Consent for demolition of existing building and erection of part Three/part 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 CONSENT 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 20th 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.

The conservation area character appraisal states that the existing building although from the 1970's forms part of a varied group of terrace properties No's 312 – 328 which make a neutral contribution to the street scene.

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2008/0574 Withdrawn -Planning application for the demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 3 x 1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

CONSULTATION

Conservation advert 12/09/2008
Local residents
Ward Councillors
Conservation Group
Tottenham CAAC.

RELEVANT PLANNING POLICY

PPG 15 Planning and the Historic Environment

CSV1 Development in conservation Areas
CSV5 Demolition in Conservation Areas

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application should be viewed alongside the full planning application HGY2008/1786.

The conservation area character appraisal states that No. 316 High Road is part of a group of buildings No's 312 to 328 that 'comprise a varied group of two and three storey commercial buildings most of which have unadorned and/or altered facades as poorly integrated ground floor retail units, so accordingly makes a neutral contribution to the streetscene'.

The appraisal goes on to state 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 20th 1839) that was originally put by the London Missionary Society in 1949 and reinstalled on this one'

It is considered that the plaque makes a positive contribution to the streetscene.

It is considered that the contribution of the site to the conservation area is in the historic value of John Williams being born close to the site rather than the architectural merits of the existing building.

PPG15 states that Conservation Area Consent for demolition of a non listed building within a conservation area 'the local planning authority will need to have full information of what is proposed for the site after demolition' and should only be granted where 'there are acceptable and detailed plans for any redevelopment'.

The proposed replacement development is considered appropriate for the site and will enhance and contribute positively to the conservation area.

SUMMARY AND CONCLUSION

The proposed replacement development is considered appropriate for the site and will enhance and contribute positively to the conservation.

It would therefore be appropriate to recommend that conservation area consent be granted for the proposed demolition. It is considered that overall the proposed scheme is acceptable complying with national policy PPG15 and local policies, especially CSV1 and CSV5.

RECOMMENDATION

GRANT CONSENT

Registered No. HGY/2008/1787

Applicant's drawing No. (s) P-002 Rev A, P-003 Rev A & P-004.
Subject to the following condition(s)

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. Reason: In order to safeguard the special architectural or historic interest of the building.

REASONS FOR APPROVAL

It is considered that overall the proposed replacement scheme is acceptable and complies with national, regional and relevant local policies especially CSV1 Development in Conservation Areas and CSV7 Demolition in Conservation Areas of Haringey Unitary Development Plan.