

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2005/1577

Ward: Tottenham Green

Date received: 25/08/2005

Last amended date: N/A

Drawing number of plans: PP/01, 02, 03, 04, 05, 06, 07, 08B, 09B, 10B, 11B, 12B, 13B, 14B, 15A, 16A, 17B, 18B, 19B, 29B, 21, 22 & 23A.

Address: Land at Winns Mews N15

Proposal: Conservation Area Consent for the demolition of existing buildings and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses. Provision of refuse and bicycle storage.

Existing Use: Car Repair

Proposed Use: Residential

Applicant: Executive Homes

Ownership: Private

THIS APPLICATION WAS DEFERRED FROM THE 13 DECEMBER 2005 COMMITTEE MEETING FOR A MEMBERS SITE VISIT. THE VISIT TOOK PLACE ON 21 DECEMBER 2005.

PLANNING DESIGNATIONS

Road - Borough
Clyde Circus Conservation Area

Officer contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions.

SITE AND SURROUNDINGS

The proposal site consists of a 2-storey factory/workshop building situated between the rear gardens of residential and commercial properties on Grove Park Road and Beaconsfield Road and it is to the rear of West Green Road. The proposal site is in Clyde Circus Conservation area and is not within a defined employment area. The property is currently vacant and has been so for sometime.

PLANNING HISTORY

22.12.04 - conversion of property to form 3 x 2 and 1 x 1 bed mews houses.
Consent granted.

DETAILS OF PROPOSAL

Conservation Area Consent for the demolition of existing buildings and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style house. Provision of refuse store and bicycle storage.

CONSULTATION

Transportation Group
Building Control
Borough Arboriculturalist
Conservation Team
Ward Councillors
West Green Road Resident Association

RESPONSES

Conservation officer's comments

The proposed site is a backland site between the rear gardens to houses on Grove Park and Beaconsfield Road.

The existing buildings are of no particular architectural integrity or importance and its prevalent features and layout do not enhance the character of the conservation area. Due to a lack of use and maintenance these buildings have deteriorated. In its present state they detract from the character of the conservation area

In line with this context the houses would need to be low-lying, unobtrusive with elevations that overlook these rear gardens giving a sense of continuity of gardens (this can be achieved by 'greening' the building elevations). The proposal is acceptable as it is low lying, unobtrusive and of similar scale to the existing building on the site.

No other observations received.

RELEVANT PLANNING POLICY

NATIONAL POLICY BACKGROUND

Planning Policy Guidance 15 'Planning and Historic Environment'

Policies for conservation areas

Section 71 of the Planning Act places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Designation introduces control over the demolition of most buildings within Conservation Areas (Section 74 of the Act). In so doing, the general presumption should be in favour of retention.

LOCAL POLICY BACKGROUND

Adopted Unitary Development Plan (March 1998)

DES 2.4: Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas

Proposals to demolish whole or substantial parts of buildings or for planning permission to change appearance of, or remove parts of buildings or other structures in conservation area will normally be considered in relation to the criteria provided in this policy and will not normally be agreed where the building or part of building positively contributes to the character or appearance of the building, conservation area or setting.

DES 2.2: Preservation and Enhancement of Conservation Areas

The Council will seek to preserve and enhance the character and appearance of conservation areas and will normally refuse proposals within adjacent to, or affecting a conservation area detrimental to the appearance, character or setting of the local area.

Emerging Unitary Development Plan

CSV3 Protection from Demolition

This policy confirms that the Council will protect Haringey's building within Conservation Areas by refusing application for their demolition if it will have an adverse impact on the historic character and appearance of the conservation area.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for Conservation Area Consent for the demolition of the existing buildings and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses. Provision of refuse and bicycle store. Policy DES 2.4 states that application for the demolition or part demolition will only be allowed where it positively contributes to the character and appearance of the building, Conservation Area or setting. It is considered that the proposed development would reinstate the feature lacking from a setting of a conservation area as the existing buildings currently detracts from the character and appearance of Clyde Circus conservation area.

Guidance in PPG 15 states that in exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question. Account should be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed. As stated in planning reference HGY/2005/1543, it is considered that the existing buildings have any architectural merits. Allowing its demolition would be to add to urban form lacking from the character and appearance of a conservation area.

It is therefore considered that if Conservation Area Consent were granted the character and setting of Clyde Circus conservation area would be repair and as such, it is recommended that Conservation Area Consent be granted for the demolition of the existing buildings.

SUMMARY AND CONCLUSION

It is considered that the proposed demolition of the existing buildings would not detract from the character and appearance of Clyde circus conservation area. The existing buildings do not contribute to the local area character and appearance. Allowing demolition would therefore not be contradictory to the intention of Council policy DES 2.4 'Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas, CSV3 'Protection from Demolition' and the Guidance provided in PPG15.'Planning and the Historic Environment'. This report recommends that Conservation Area Consent be granted.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2005/1577

Applicant's drawing Nos. PP/01, 02, 03, 04, 05, 06, 07, 08B, 09B, 10B, 11B, 12B, 13B, 14B, 15B, 16A, 17B, 18B, 19B, 20B, 21, 22 & 23A.

Subject to the following condition:

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

REASONS FOR APPROVAL

It is considered that the existing buildings on site currently detract from the character and appearance of Clyde Circus conservation area. Its demolition and redevelopment it is considered, would add to the character and appearance that has been lacking in this part of Clyde Circus conservation area. The proposal is therefore considered to be in compliance with policies DES 2.4 'Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas' and DES 2.2 'Preservation and Enhancement of Conservation Areas' of the Haringey Adopted Unitary Development and policy CSV3 'Protection from Demolition' of the emerging Unitary Development Plan.