

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2105

Ward: Harringay

Date received: 27/10/2008

Last amended date: 10/01/2009

Drawing number of plans: 4806/01/A, 4806/02/B & 4806/03/A.

Address: 60 Wightman Road N4

Proposal: Erection of rear extension to existing Shelton Hotel to create 3 levels of hotel accommodation, comprising 11 new hotel rooms with 5 extra car parking spaces.

Existing Use: Hotel

Proposed Use: Hotel

Applicant: Mr M Raja Shelton Hotel

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road
Restricted Conversion Area

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is 60 Wightman Road, N4 part of the 'Ladder Area' within the Harringay ward.

The property is a 3-storey brick building located on the corner of Burgoyne Road and Wightman Road opposite Railway Approach.

The ground floor is used as restaurant and the upper floors are part of the London Shelton hotel. Wightman Road is a Classified Road.

The locality is not a designated conservation area.

PLANNING HISTORY

HGY/1990/0213 REF 24-02-90 62 Wightman Road London
Retention of unauthorised 48 sheet advertisement hoarding on flank wall.

2002 – Planning permission refused for part use of the building as offices.

HGY2000/0778 GTD 28-11-00 Rear of 60-62 Wightman Road London
Change of use and alterations of existing disused urinals to hotel store.

HGY2008/0154 REF – 60 Wightman Road
Erection of rear extension to existing Shelton Hotel to create 4 levels of hotel accommodation, comprising 18 new hotel rooms with basement car parking.

DETAILS OF PROPOSAL

The current proposal seeks the erection of rear extension to existing Shelton Hotel to create 3 levels of hotel accommodation, comprising 11 new hotel rooms with 5 extra car parking spaces.

The current proposal is a reduction in the level of development following an earlier refusal that proposed to extend the hotel by creating four levels of accommodation comprising 11 additional hotel rooms and basement car parking.

CONSULTATION

Owner/Occupier: 54 – 58 (e), 3 – 7 (o) Wightman Road, N4
Owner/Occupier: 1, 1a Burgoyne Road, N4
Owner/Occupier: 5 – 15 (c) Dixon Court, Burgoyne Road, N4
Owner/Occupier: 1 – 18 (c) Mermaid Court, Wightman Road, N4
Harringay Ladder Group
Transportation Group
Ward Councillors

RESPONSES

14 letters and emails from local residents objecting to the proposal: Summarised as follows: – The proposal is out of keeping with the local residential - It would overshadow nearby buildings, increase car traffic, it is out of keeping with the surrounding buildings, and would make exiting onto Wightman Road more difficult. The whole area is very densely populated, and it is believed the council was against increasing the number of properties with multiple occupants. It will have a negative effect on our use of local amenities by creating increased traffic, additional noise with late night/early morning arrivals and departures and the potential for an increase in local disturbances depending on the hotel's clientele.

The planning application only allows for 5 extra parking spaces, which leaves other vehicles needing to find parking space on our already packed streets. We are already subject to the 24-hour culture of Green Lanes, which leads to noise, disturbance and traffic at all hours. To increase the size of this hotel at the other end of the street would mean more through traffic, both vehicular and pedestrian, and noise for residents of Burgoyne and Umfreville Road. I do not consider this size or kind of development appropriate for a largely residential area.

Ladder Community Safety Partnership objects that the Shelton Hotel on Wightman Road is seeking to expand by building an extension with 11 rooms and raise objections to this application as follows: The proposal is out of keeping with the surrounding residential usages – The Hotel is already a very large and dominant structure proposal is too large for such a small site – increase in the number of rooms will double the capacity – the proposal creates adverse impact on residential amenity in terms of privacy, overlooking, height and noise pollution – concerns that it will not compliment the local character of the area contrary to policies UD3 and UD4.

There are also concerns that the proposal is contrary to policy CLT4 in that it should not have an adverse impact on the environment by reason of noise disturbance, traffic generation, exacerbation of parking problems, or detract from the character of the area.

Transportation Group: No comments or objections received.

Objection from local Ward Councillor K Alexander – comments as follows -As local councillor for Haringay Ward and taking into account the opinions of local residents I would like to make the following objections in relation to this proposed development.

This is the second time an application has been submitted for this property this year. Application HGY/2008/0154 was refused on the following grounds:-

1. The proposed extension would be out of character with its surroundings, by reason of its size and scale and would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the existing property and the visual amenity of the area as a whole contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.
2. The proposed extension would result in overdevelopment and over intensive use of the site by reason of its height, bulk, loss of privacy and overlooking and amount of accommodation proposed and would increase congestion, vehicle manoeuvring and pressure for car parking in an already congested area contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development.

In addition, as with the previous application I do not think this complies with Policies UD3 'General Principles', UD4 'Quality Design', SPG3a 'Dwelling mix, floor space minima, conversions, extensions & lifetime homes' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight' of the Council's Unitary Development Plan.

Again, as highlighted in your officer's summary and recommendations of the previous application "the proposal results in incongruent architectural features out of keeping with the character, style, period and detailing of the original building and surrounding area".

Even though this second application is for fewer rooms I believe that the previous reasons for refusal apply.

Letter from local MP – would like the application to be given due consideration and be informed of the outcome.

RELEVANT PLANNING POLICY

UD3 "General Principles"

UD4 "Quality Design"

CLT4 "Hotels, Boarding Houses and Guest Houses"

SPG 3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case are as follows:

- 1) Design and Layout
- 2) Use
- 3) Effect on the amenities of adjoining residents
- 4) Car parking and congestion
- 5) Sustainability
- 6) Waste management

Design and layout

Policy UD3 state that alterations and extensions should normally be in keeping with the plan, height, form, richness and architectural characteristics, style, period and detailing of the original building. Due regard should be given to established building lines, scale, setbacks, profile and silhouette. Policy UD3 also states that the council will normally refuse permission for proposal that do not contribute to the visual, architectural or historic quality of local townscape.

Although the building and extensions is located on a prominent position at the junction of Burgoyne Road and Wightman Road, the proposed extensions are not considered to be excessive or to result in overdevelopment of the site.

The increase in height to the side elevation of the main building is considered appropriate in terms of its bulk and scale and does not detract from the character and appearance of the original building, as such is considered to be in keeping with the character, style, period and detailing of the original building and surrounding area, therefore not contrary to the aims of policy UD4.

The side extensions on the Burgoyne Road frontage steps down reducing the impact on the streetscape and on the adjoining property: It is considered acceptable in that it does not result in new adverse overlooking issues of the rear garden of No.1 Burgoyne Road even though there are windows closer to the boundary as part of the proposed extension: The windows will mostly look out onto the flank wall.

The internal layout of the rooms and facilities are considered to be appropriate for a hotel and as such there are no planning objections.

Use

The existing use is as a hotel – the hotel caters primarily for short stay visitors, the current proposal continues that use whilst upgrading the facilities.

The hotel is close to good levels of public transport and as such the increase in potential occupation by the additional rooms is not considered to cause harm and is in line with Council policy CLT4.

Effect on amenity of adjoining residents.

Adjoining, neighbouring occupiers and Ladder safety Partnership: Objected on the grounds of adverse impact, overdevelopment, inappropriate development, loss of privacy and loss of light and daylight.

It is considered that the proposed design and alterations would not result in adverse amenity impact on adjoining properties and the local area in general, according with the aims of policies UD3, UD4.

Car parking and congestion

Transportation group to comment.

Sustainability

A sustainability checklist has been submitted which refers to a number of sustainability measures:

The proposal will provide solar panelling on the proposed new roof;

As stated above waste storage and recycling is to be provided that is easily accessible within the basement area;

Bicycle storage that is secure is provided within the basement area.

Waste management

The design for refuse and recycling storage and collection is based on using the existing storage facility as existing – collection will be as existing.

SUMMARY AND CONCLUSION

The proposed extensions would be appropriate for the existing building and would not adversely affect the amenities of the adjoining residential premises and the immediate locality of Wightman Road and Burgoyne Road, nor cause loss of amenity, light and outlook. The proposal therefore complies with Policies UD3 'General Principles', UD4 'Quality Design' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight' of the Haringey Unitary Development Plan.

The proposed design and detailing is in keeping with the character, style, period and detailing of the original building and surrounding area. On this basis, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No: HGY/2008/2105

Applicant's drawing No's: 4806/01/A, 4806/02/B & 4806/03/A.
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 in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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. That a detailed scheme for the provision of refuse, waste storage and recycling 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.

REASONS FOR APPROVAL

The proposed extensions would be appropriate for the existing building and would not adversely affect the amenities of the adjoining residential premises and the immediate locality of Wightman Road and Burgoyne Road, nor cause loss of amenity, light and outlook. The proposal therefore complies with Policies UD3 'General Principles', UD4 'Quality Design', SPG3a 'Dwelling Mix, Floorspace Minima, Conversions, Extensions & Lifetime Homes' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight' of the Haringey Unitary Development Plan.