

## LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

Planning Committee 09 March 2009

Item No.

### REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2009/0159

**Ward:**

**Date received:** 20/01/2009

**Last amended date:** 12/02/2009

**Drawing number of plans:** 01,02,03,04,05,06A,07A,08

**Address:** The Swan, 363 High Road N17 6QN

**Proposal:** Conversion of first floor of public house into 2 x 1 bed self contained flats including terrace on first floor and erection of three storey development to rear to provide two shops units at ground floor level and a total of 4 x 2 bed self contained flats at first and second floor levels including amenity space on roof level.

**Existing Use:** Vacant; empty retail

**Proposed Use:** Residential, Retail & Public House

**Applicant:** MSM Estates

**Ownership:** Private

### PLANNING DESIGNATIONS

Locally Listed Building  
Road Network: C Road  
UDP 2006 Archeological Imp

**Officer Contact:** Valerie Okeiyi

### RECOMMENDATION

GRANT PERMISSION subject to conditions

### SITE AND SURROUNDINGS

The application site is situated at 363 High Road in the Tottenham Green Conservation Area. Tottenham High Road is a district centre that is predominantly made up of independent retailers.

The site comprises of the Swan Public House which is a mid-nineteenth Century two storey building with a stuccoed upper floor, parapet and hipped slate roof. The ground floor has a green painted pub front with traditional classical details including Tuscan pilasters and an entablature with fascia and projecting moulded cornice. The Philip Lane elevation has a single storey forward projecting bar front, which is surmounted by decorative cast-iron cresting railings. The upper floor of the pub comprises of residential. Adjacent to the P.H facing Philip Lane is a vacant single storey building which was a former nightclub.

### **PLANNING HISTORY**

Planning-**OLD/1974/0520**-GTD-26-09-74-363 High Road -Alterations to existing licensed premises.

Planning-**OLD/1986/0531**-GTD-19-02-86-363 High Road London -14/11/85  
Demolition and rebuilding

### **DETAILS OF PROPOSAL**

Conversion of first floor of public house into 2 x 1 bed self contained flats and erection of three storey development to rear to provide two shops units at ground floor level and a total of 4 x 2 bed self contained flats at first and second floor levels including amenity space provided on roof level.

### **CONSULTATION**

Transportation

Cleansing

Building Control

Ward Councillors

Tottenham CAAA

Conservation Team

Holy Trinity Vicarage, Philip Lane

Tottenham Green Under 5 Centre, The Green, Philip Lane

Tottenham Garage, Philip Lane

4 – 6 (e) Philip Lane

365 – 371 (o) High Road

316 – 344 (e) High Road

First floor flat, second floor flat 365 – 371 (o) High Road

371c High Road

316 A –C © 318 A – D ©, 322 A-C ©,324a, 326 A-F © High Road

Flats 1 -41 © Rosecrest Court, High Road

### **RESPONSES**

#### **Conservation Team**

The Swan Public House (No. 363) is on the Register of Local Listed Buildings of Merit and is located within the Tottenham Green Conservation Area and 'Historic Core of Tottenham Area of Archaeological Importance'. Any proposed works involving excavations of a site within this area will require a prior archaeological assessment to be carried out.

The Swan Public House, No. 363 High Road is a mid-nineteenth Century two-storey building with a stuccoed upper floor, parapet and hipped slate roof. The

ground floor has a green painted pub-front with traditional classical details including Tuscan pilasters and an entablature with fascia and projecting moulded cornice. The Philip Lane elevation has a single storey forward projecting bar front, which is surmounted by decorative cast-iron cresting railings. A public house has existed at this strategic location since the 1450s. 'The Swan' is therefore of distinct architectural and historic interest and makes a positive contribution to the streetscene.

The application is acceptable in principle, subject to the submission of detailed drawings of elevational features, shopfronts and windows at a scale of 1:10, including the type/style of window architraves, and information regarding the proposed depth of the architraves. Lime render is the preferred material for external elevations and stucco for the architraves.

Issues of proportion need to be addressed with regards to the window openings – it is recommended that the width of the windows (structural opening) should be 0.9m maximum and the height of the first floor windows should be increased from 1.6m to 1.75m (or two brick courses) to improve the proportions to the façade.

A Schedule of Repairs pertaining to The Swan Public House should also be submitted.

### **Building Control**

The proposed development is considered satisfactory for vehicle access for fire fighting.

### **Environmental Health**

Requires a site investigation report, risk assessment & details of any remediation required by condition.

### **Arriva London (Bus Company)**

They are concerned with the generation of additional traffic and parking, both during the construction period and once the development is complete as Philip Lane is the only access to and from the bus garage, which is operational throughout day and night, everyday except Christmas Day. In addition to overnight garaging, the bus garage is used as a bus terminus, so buses are entering and leaving the premises every few minutes. It is therefore essential that access and egress is not blocked by parking.

They cannot assess the planning application properly, because they need some understanding of the plans for the future use of the area.

They are concerned that this application does not include a Transport Statement or any other assessment of the impact of traffic likely to be generated by the proposed development.

There is also concerns with delays to bus services due to increased traffic and parking

## **Waste Management.**

The commercial refuse & recycling must be in a separate storage area to prevent cross contamination.

## **RELEVANT PLANNING POLICY**

G2 Development and Urban Design  
G10 Conservation  
UD7 Waste Storage  
CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
UD3 General Principles  
UD4 Quality Design  
TCR1 Development in Town and Local Shopping Centres  
M9 Car Free Residential Developments  
HSG1 New Housing Development  
SPG 1a Design Guidance  
Housing SPD 2008

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

The main issues are considered to be;

- 1) Design and appearance of the proposed three storey building
- 2) Principle of two retail units on ground floor
- 3) The Standard of Residential Accommodation
- 4) Privacy and Amenity of Adjoining Neighbours
- 5) Parking
- 6) Planning Obligations/Section 106

### **Design and appearance of the proposed three storey extension**

The proposal must be assessed in terms of its potential impact on the character of the surrounding locality under policy UD4 and, with particular reference to the Conservation Area under policies CSV1 and CSV5, which seek to preserve and enhance the character and appearance of the conservation area.

The proposed development to 363 High Road comprises two main elements, the first being the proposed conversion of the first floor of the public house which will be unchanged externally. Secondly the proposed front and rear elevation of the three storey development fronting Philip Lane will replace the existing single storey vacant building that abuts the pub. In the early nineteenth century the site was occupied by a three storey building. The proposed first and second floor will be set back from the road like the first floor of the pub although the pub is further set back. It will be more in keeping with the existing bulk and mass of pub which is locally listed and adjacent two storey house although the proposed building will be higher. The overall design in terms of its architectural characteristics will reflect the ground and upper floor of the pub and the windows used will be double glazed timber sash. It is felt that overall the intention to build in the same style as

the locally listed pub fronting Philip Lane will enhance the character and appearance of the Conservation Area.

### **Principle of two retail units on ground floor**

The proposed two retail units on the ground floor will replace the existing single storey vacant building which was a former takeaway shop that was ancillary to the pub and a nightclub at the rear which caused several social problems. The proposed two retail shops will contribute towards the vitality, viability and predominant retail function in the centre.

### **The Standard of Accommodation**

The scheme will contribute to the overall housing stock in the borough. The proposal will provide 2 x one bed flats on the first floor of the public house which currently comprises of one large flat and 4 x 2-bed flats on the second and third floor of the proposed three storey development. The room sizes are considered adequate as they meet the room size requirements set out in SPG 3a and the overall layout is suitable.

The proposal seeks to provide sufficient amenity space for the four flats on the upper floors of the proposed 3 storey block on roof level with screening that will be well set back from the frontage. The proposed two flats in the pub conversion on the first floor already house a reasonable size terrace with railings on the flat roof.

### **Privacy and Amenity of Adjoining Neighbours**

Upon inspection of the site it is not anticipated that there will be any significant issues relating to impact on residential amenity, as the site is bounded by the Bus Garage to the north and west, with a large church on the opposite side of the road.

### **Parking**

363 High Road is an extremely constrained site with little prospect for the provision of any off street parking that could be used easily or safely. Notwithstanding the above, the site is located in a highly accessible area being served by many bus routes, and is therefore considered suitable for car-free housing in accordance with policy M9 of the UDP. This can be secured by way of a Section 106 obligation as detailed below. A condition to ensure that 6 cycle racks in a secure shelter are provided is also proposed.

### **Planning Obligations/Section 106**

The number of additional units on the site is below the threshold at which affordable housing or Education Contribution can be sought.

### **Car free contribution**

The applicant has agreed to enter into a S.106 agreement that "The resident units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development, and to contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.

### **SUMMARY AND CONCLUSION**

The proposal is considered acceptable because overall the design and massing of the three storey development will reflect the first and second floor of the Swan pub which is locally listed. The first floor of the Swan pub will remain unchanged externally. The proposal would enhance the character and appearance of the conservation area. The overall size and layout of the accommodation meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and to further add it would enhance the visual amenity of passersby and a car free scheme is suited to the location.

As such it would be in accordance with CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, UD3 General Principles, UD4 Quality Design, M9 Car Free Residential Developments, HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a Design Guidance. It is therefore appropriate to recommend that planning permission be GRANTED.

It is therefore appropriate to recommend that planning permission be granted subject to the following conditions and agreement.

### **RECOMMENDATION 1**

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

1. That planning permission be granted in accordance with Planning application no. HGY/2009/0159, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements 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 towards 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 16<sup>th</sup> March 2009 or within 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, the planning application reference number HGY/2009/0159 be refused.

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 HGY/2009/0159 and drawing No. (s) 01,02,03,04,05,06A,07A,08

## GRANT PERMISSION

Registered No. HGY/2009/0159

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. Prior to the commencement of development, a drawing shall be submitted to show the provision of facilities for the storage of not less than 6 bicycles. Reason: In order to facilitate the use of cycles by residents of the development.
5. Fully annotated and dimensioned drawings of elevational features, shopfronts and windows at a scale of 1:10, including the type/style of window architraves, and information regarding the proposed depth of the architraves, shall be submitted to and approved by the LPA prior to commencement of development.  
Reason: To ensure that the development is of a high standard to preserve

the character and appearance of Tottenham Green Conservation Area.

6. A Schedule of Repairs pertaining to The Swan Public House should also be submitted.  
Reason: To protect the locally listed building.
7. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.  
Reason: In order for the Local Planning Authority to ensure the site is contamination free.
8. 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.
9. 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.
10. Details of roof garden, including surfacing and guard rails/parapet walls, shall be submitted to and approved by the LPA prior to commencement of development.  
Reasons: To protect amenity and safety of the occupiers.

INFORMATIVE; The applicant submits the construction details to TfL prior to construction, for approval, the TfL officer being Gordon Adam, North Area Development Control Officer, Transport for London, Windsor House, 42-50 Victoria Street, London SW1H 0TL

INFORMATIVE; The applicant is advised that only the highest quality detail design and external facing materials, in terms of colour, texture, bond, and pointing, to the frontage building facing Philip Lane will be acceptable. Lime render is the preferred material for external elevations and stucco for the



architraves.

#### REASONS FOR APPROVAL:

The proposal is considered acceptable because overall the design and massing of the three storey development will reflect the first and second floor of the Swan pub which is locally listed. The first floor of the Swan pub will remain unchanged externally. The proposal would enhance the character and appearance of the conservation area. The overall size and layout of the accommodation meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and to further add it would enhance the visual amenity of passersby and a car free scheme is suited to the location.

As such it would be in accordance with CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, UD3 General Principles, UD4 Quality Design, M9 Car Free Residential Developments, HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a Design Guidance. It is therefore appropriate to recommend that planning permission be GRANTED

