

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2009/0184

**Ward:** Bruce Grove

**Date received:** 23/01/2009

**Last amended date:** N / A

**Drawing number of plans:** 01, 02, 03, 04, 11, 12, 13, 14, 15, 16, PS01, PS02 & PS03.

**Address:** 579C High Road N17

**Proposal:** Conservation Area Consent for demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 x 2 bed, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces

**Existing Use:** Commercial

**Proposed Use:** C3 / B1

**Applicant:** Tigress Properties Land

**Ownership:** Private

**PLANNING DESIGNATIONS**

Road Network: Classified Road

**Officer contact:** Valerie Okeiyi

**RECOMMENDATION**

GRANT CONSENT subject to conditions

**SITE AND SURROUNDINGS**

The application site is situated at 579 High Road, the site is located to the rear of the High Road in the Bruce Castle Conservation Areas. Some of the adjoining buildings have architectural and historical interest namely 581 High Road Charlton Cottage, 583 and 585 High Road Grade II listed Buildings and 579e High Road Pantiled Workshop and Barn and Morrisons Yard adjacent to the site which is a locally listed building. In addition the site is designated as the Tottenham High Road Regeneration Corridor. The site is also located in close proximity to the Scotland Green Conservation Area.

The application site is a three storey partially vacant building that is currently on a short lease for light industrial and commercial uses. The hard standing is used to

store vehicles and materials. The site is situated at the rear of 571 - 577 High Road and it is adjacent to a residential block of flats on Kenmare Drive off Pembury Road to the east and Morrison Yard to the west. To the rear of the site is the railway line. Access to the site is via Kenmare Drive or the side alley adjacent to 577-575 High Road.

The surrounding area is mixed, with a range of building types, ranging in height from a two storey, locally listed former barn to the east, to three-storey housing to the north, and tall industrial buildings to the south.

## **PLANNING HISTORY**

Planning-**HGY/1997/1977**-GTD-31-03-98-579D High Road London -Residential development comprising sheltered accommodation providing 12 x 1 bedroom units and 1 x 2 bedroom wardens unit, communal living, dining and laundry facilities and 4 parking spaces.

Planning-**HGY/1997/1978**-GTD-09-06-98-579D High Road London -Listed Building Consent for breaches involving demolition on sections of boundary wall. Repairs and additional elements.

Planning-**HGY/1999/0242**-APPROVED-08-08-00-579D High Road London - Approval of details of new foundation to existing wall pursuant to condition attached to HGY/54262.

Planning-**HGY/2006/2000**-REF-28-11-06-579 High Road Tottenham London - Demolition of existing buildings and erection of 1 x 2 storey and 1 x 4 storey buildings comprising a total of 330sqm of office space at ground floor level and 6 x one and 6 x two bed self contained flats at 1st, 2nd and 3rd floor levels with associated landscaping, recycling and bicycle storage.

Planning-**HGY/2006/2001**-REF-05-12-06-579 High Road Tottenham London - Conservation Area Consent for demolition of existing buildings and erection of 1 x 2 storey and 1 x 4 storey buildings comprising a total of 330sqm of office space at ground floor level and 6 x one and 6 x two bed self contained flats at 1st, 2nd and 3rd floor levels with associated landscaping, recycling and bicycle storage.

## **DETAILS OF PROPOSAL**

Conservation Area Consent for demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 c 2 bed, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces

## **CONSULTATION**

Tottenham CAAC  
Ward Councillors  
Conservation Team

## **RESPONSES**

Conservation Team

579C High Road is located within the Bruce Castle Conservation Area, Tottenham High Road Regeneration Corridor and borders an area of archaeological importance. The proposed development will not be readily visible from Tottenham High Road, however there are adjacent buildings of architectural and historic interest; these include a group of Grade II listed buildings Nos. 581(Charlton Cottage) – 585 (and include the boundary walls) and locally listed buildings No. 579A High Road Workshop and Barn and No. 551A (former Brewery Morrison Yard).

The proposal calls for the demolition of the existing three storey building, which makes a neutral contribution to the Conservation Area. The proposed design is simple, fit for its purpose and sits well within the context of the site. The height, bulk and massing is subordinate to that of Morrison's yard and the proposed materials are in keeping with the adjacent buildings. The design reflects and improves the site and its surroundings.

## **RELEVANT PLANNING POLICY**

CSV7 Demolition in Conservation Areas  
G10 Conservation

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

The site is currently occupied by a commercial buildings of which has a no real architectural merit and has a neutral contribution towards the character and appearance of the conservation area.

Policy CSV7 states that the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the conservation area.

The Council considers that it will appropriate to demolish the building and replace it with a mixed used development that would contribute to the surrounding environment. Therefore it is felt that policy CSV7 Demolition in Conservation Areas has been complied with.

## **SUMMARY AND CONCLUSION**

In conclusion, the proposal for Conservation Area Consent is thought to be acceptable in accordance with the planning application reference number HGY/2009/0181.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2009/0184

Applicant's drawing No.(s) 01, 02, 03, 04, 11, 12, 13, 14, 15, 16, PS01, PS02 & PS03.

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 for redevelopment of the site under planning permission reference HGY/2009/0181) has been made and planning permission granted for the redevelopment for which the contract provides.  
Reason: In order to protect the appearance of the conservation area.