

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0695

Ward: Noel Park

Date received: 16/04/2009

Last amended date: N / A

Drawing number of plans: 010010, 01100, 01105, 01110, 03105, 03110, 03115, 05100, 05110 & 06100.

Address: 19 Clarendon Road N8

Proposal: Erection of part single / part two storey / part three storey, rear, side and front extensions and use of whole building as a cultural/community centre (renewal of unexpired and unimplemented planning permission HGY/2004/0597).

Existing Use: Vacant/ Temporary Storage

Proposed Use: D1 Community Use

Applicant: Alevi Cultural Centre & Cem-Evi

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located at the south end of Clarendon Road, a largely industrial area which forms part of a Defined Employment Area' (Clarendon Road Industrial Area). Immediately to the south of the site is a new 6/7 storey residential block (Westpoint) consisting of 69 flats. Next to this new residential block is the West Indian Cultural Centre. The site backs on the east coast main line. The site is close to Hornsey BR station and Turnpike Lane Underground Station and within approximately 500 metres of the Wood Green Town Centre.

The site falls within the 'Haringey Heartlands' an area identified in the UDP for major regeneration. This area is proposed for a comprehensive redevelopment of mixed uses including employment, retail, residential, and community facilities.

The buildings on site had been vacant for some considerable time. The application site does not fall within a Conservation Area.

PLANNING HISTORY

HGY41471 - Change of use from general industrial to storage – Granted – 29.01.90

HGY2002/1241 - Change of use from B2 to D1 (community centre) – Withdrawn - 10.03.03

HGY/2004/0597 - Erection of part single/part two storey/part three storey, rear, side and front extensions and use of whole building as a cultural/community centre – Approved 10/06/2004

DETAILS OF PROPOSAL

This application is for the erection of a part single / part two storey / part three storey, rear, side and front extensions and use of whole building as a cultural/community centre. This application is in effect a renewal of the previous consent - HGY/2004/0597.

The proposal involves the change of use of the premise from commercial use to a cultural centre. The centre will be run by the Alevi community who currently have premises in Dalston, which will be retained. The scheme involves a mix of educational, social and community uses. The education function will include teaching, for example English and maths, cultural education including folk dancing, Turkish language, history, and vocational training programmes, such as computer studies, catering, etc.

The social and community functions will include a meeting/games hall with catering facilities, library, computer facilities and a meeting room. An advice centre open on Saturday mornings will also be available.

The scheme involves the addition of a third floor above the existing front 2-storey element, and extended across the full site frontage to provide a library and resource centre with five individual small classrooms.

A 2-storey caretakers dwelling will be incorporated at the south end of the frontage, separated from the main building by the vehicle access. The new floor will extend over both the caretakers house and the access. To the rear, a partly glazed extension will link with a small patio garden to enhance the feel of this area and to landscape the approach from the car park. 10 car spaces will be provided along the south boundary of the site.

CONSULTATION

Ward Councillors
Transportation
Cleaning
Policy

Network Rail
West Indian Cultural Centre
23-33(odd) Hornsey Park Road
1-69 (o) Westpoint Apartments
Units 1 & 2, 50 Clarendon Road
11-17, 21-31, 30-50, 62-70 Clarendon Road

RESPONSES

Network Rail has no observations to make

Transportation - This development proposal is located where the public transport accessibility level is medium and within walking distance of Turnpike Lane station. We have subsequently deemed that majority of the patrons of this development would use public transport for their journeys to and from the site. In addition, a significant proportion of the trips to and from this site would be local and often made by walking or cycling.

We have therefore considered that the level of traffic generated by this development would not impact on the adjoining highway network. In addition, the proposed development is situated within the Wood Green Outer CPZ operating from Monday to Saturday between 0800hrs and 1830hrs.

The applicant has also proposed retaining the existing 10 off street cycle parking spaces as shown in Drawing No: 03105. Consequently, the highway and transportation authority would not object to this application subject to the following conditions that the applicant :

1. submits a Travel Plan document for approval by the Transportation Team before occupation, in line with the Council's policy SPG 7b.

Reason: To promote sustainable travel to and from the site.

2. Retains the existing 10 car parking spaces and provide 8 cycle racks with secure shelter.

Reason: To minimise the car parking impact of this development on the adjoining roads and encourage the patrons and staff of this development to use sustainable means of transport.

Local Residents - Letters of objection have been received from the occupiers of the following properties No 11, 39, 46 & 47 Westpoint Apartments and are summarised as follows:

- noise and any disruption;
- impact on house price;
- there are numerous problems with the current cultural centre relating to noise and disturbance;
- increased traffic and parking demand;
- Westpoint flats have now been built and should be taken into consideration;
- impact on amenities of Westpoint Apartments (privacy, light, noise and other disturbance);
- would like to know Crime Prevention Officers comments;

- two large cultural centres within meters of each other are unsustainable and also unfair to residents of Clarendon Road;
- litter and on street drinking.

African Caribbean Leadership Council (9 Clarendon Road) Have serious reservation about the planned proposal in relation to current parking restrictions and parking availability and the inconvenience to their centre

Westpoint Apartments Residents Association. – Their comments are summarised as follows:

- The planning application was approved before Westpoint apartment and therefore did not take into account its impact on Westpoint;
- The proposal will lead to a serious erosion of privacy together with intolerable noise and disturbance for residents;
- Parking provision is inadequate and travel plans is unworkable;
- The proposal will be in breach of the Control of Pollution Act 1974 and the Civil Enforcement of Parking Contraventions (England) General Regulations 2007;
- Increased flow of traffic and people;
- Potential increase in anti-social behaviour;
- Potential clashes resulting from having two large community centres;

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms (presently being reviewed)

Planning Policy Guidance 13: Transport

Planning Policy Statement 22: Renewable Energy

Planning Policy Guidance 24: Planning and Noise

Adopted Unitary Development Plan, 2006

Policy G1 Environment

Policy G9: Community Well Being

Policy AC1 The Heartlands/ Wood Green

Policy UD3 General Principles

Policy ENV5 Noise Pollution

Policy EMP1 Defined Employment Area – Regeneration Area

Policy EMP3 Defined Employment Area – Employment Locations

Policy TCR2 Out of Centre Development

Policy CLT1 Provision of New Facilities

Policy CLT3 Social Clubs

Policy CW1 New Community Facilities

Policy M4 Pedestrian and Cyclists

Policy M10 Parking for Development

Policy CW1 Community Well Being

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG8a Waste and Recycling
SPG7b Travel Plans
SPG8c Environmental Performance
SPG9 Sustainability Statement – Including Checklist
SPG11b Buildings Suitable for Community Use
Haringey Heartlands Development Framework 2005

ANALYSIS/ASSESSMENT OF THE APPLICATION

As outlined above the current application is in effect a renewal of the previous consent (HGY/2004/0597) which expired on 9th June 2009. No alterations or changes to the approved scheme are proposed. As outlined in the applicant's supporting statement (submitted on 14th April 2009) "the consent had not been implemented...but pending approval of financial funding from bank(s)...it is possible that the development starts before the current planning permission expires...the applicant wishes in any case, to make an application for renewal of the permission before it expires".

Officers have noted that works have begun on site and therefore to all intents and purposes the development has commenced within the 5 year time limit for the activation of a planning consent. A start is deemed to have taken place if any of the following 'material operation' has taken place (as set out in part 56(4) of the Town and Country Planning Act 1990:

- a) any work of construction in the course of the erection of a building;
- (b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;
- (c) the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);
- (d) any operation in the course of laying out or constructing a road or part of a road;
- (e) any change in the use of any land which constitutes material development.

As such technically an application for the renewal of this consent is not required. The detailed assessment associated with planning reference LPA Ref: HGY/2004/0597) is attached to this report. While the Council has adopted a new Unitary Development Plan (2006) since this previous application has been approved, there are no overriding changes in the Council's policy position or no new material considerations to take account of.

The most important planning policy for this area in the UDP is Policy AC1 'Heartlands/ Wood Green' which supports the area's London Plan designation as an area for intensification and which specifically identifies the need for potentially achieving 1,500 new jobs and a minimum 1,000 new homes in the area. The Spine Road has recently been finished to open up access to the Heartlands area for redevelopment. Policy AC1 also recognises the need for enhanced and additional community facilities in the area.

The concerns of local residents in respect of parking and traffic are noted; however Officers would point that 10 car parking spaces will be provided on site and that in addition there is a strict Control Parking Zone in operation. In addition Officers would point out that the use of this site for industrial/ commercial use would generate comings and goings/ traffic and a level of noise. Lastly Officers would point out that the scale, bulk and design of the proposed development is considered to be acceptable and will not give rise to a loss of light, outlook or amenity to the residents of the Westpoint flats.

While the Westpoint Residents Association and some individual residents of Westpoint believe that the completion and occupation of their new residential block represents an important consideration in the determination of this application; Permission however had been given for the redevelopment of Goulding Court in 2003, prior to the 2004 consent on the site in question. Bearing this in mind and policy position for the broader area there are no significant changes in circumstance since the 2004 consent that would result in a refusal of this planning permission being justified. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0695

Applicant's drawing No.(s) 010010, 01100, 01105, 01110, 03105, 03110, 03115, 05100, 05110 & 06100.

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. The accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use. Thereafter this car parking provision shall be provided in accordance with the approved plans and maintained solely for the parking of vehicles of the occupiers, users of, or persons calling at the premises.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

4. Prior to the commencement of the use hereby permitted, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduce reliance on private motor vehicles.

5. Space shall be made available for the secure parking of 8 bicycles on site before the use hereby permitted is fully implemented.

Reason: To encourage more people to attend the various activities on site by bicycles and to ensure adequate provision is made within the site for the parking of bicycles.

6. A detailed scheme for the provision of refuse and waste storage, including recyclable waste containers, 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.

7. The use hereby permitted shall not be operated before 0700 or after 2300 hours 7 days a week.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

8. Details of soft and hard landscaping including the internal courtyard garden shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development contributes to the amenities of the locality.

INFORMATIVE: This permission shall not be construed as giving permission for any signage, including any of the signage indicated on submitted drawings. All advertising signage for the development shall be the subject of obtaining consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

REASONS FOR APPROVAL

This determination has been made having regard to the previous consent under LPA Ref: HGY/2004/0597 and in regard to Policies AC1 'The Heartlands / Wood Green', G9 'Community Well Being', UD3 'General Principles', ENV5 'Noise Pollution', EMP1 'Defined Employment Area - Regeneration Area', EMP3 'Defined Employment Area - Employment Locations', TCR2 'Out of Centre Development', CLT1 'Provision of New Facilities', CW1 'New Community Facilities', M3 'New Development Location & Accessibility', M4 'Pedestrian and Cyclists', M10 'Parking for Development' and CW1

'Community Well Bring' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG4 'Access for All - Mobility Standards', SPG11b 'Buildings Suitable for Community Use' and the Haringey Heartlands Development Framework 2005. Bearing this in mind the policy position for area there are no specific changes in circumstance since the 2004 consent that would result in a refusal of this planning permission.