

Planning Committee 5 October 2009

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2009/1257

**Ward:** Harringay

**Date received:** 22/07/2009

**Last amended date:** N / A

**Drawing number of plans:** 4806/100, 101, 102, 103, 104 & 105

**Address:** 60 Wightman Road N4

**Proposal:** Erection of side extension at ground and first floor levels

**Existing Use:** Hotel

**Proposed Use:** Hotel

**Applicant:** Mr M Raja Shelton Hotel

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Road Network: Classified Road

**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.

HGY2008/2105 – REF – 60 Wightman Road.

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.

## **DETAILS OF PROPOSAL**

The current proposal seeks the erection of side extension at ground and first floor levels.

The proposal provides 2 additional bedrooms and allows for improved layout and increased room sizes of the existing rooms, improved kitchen, dining, laundry facilities and reception area.

The current proposal is a reduction in the level of development following an earlier refusal that had proposed to extend the hotel by the introduction of another floor to create four levels of accommodation.

## **CONSULTATION**

Owner/Occupier: 54 – 58 (e), 3 – 7 (o) Wightman Road, N4

Owner/Occupier: 1 – 16, 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

Building Control

Ward Councillors

## RESPONSES

A number of letters and emails from local residents objecting to the proposal: Summarised as follows: – The proposal is out of keeping with the local residential - This would be a nightmare, 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 I 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. The existing hotel is badly run.

Response: It is considered that the level of development proposed is appropriate for the site and the external alterations proposed will improve the appearance of the building and have a positive effect on both the location and the locality.

Transportation Group – This site is in an area with medium public transport accessibility level, with Harringay station abutting it. It is also within a walking distance of Harringay Green Lanes station and the bus route on Green Lanes, which offers some 38 buses per hour (two-way) for frequent bus connections to Turnpike Lane and Finsbury Park tube stations.

We have subsequently considered that some of the prospective patrons/staff of this development would use sustainable travel modes for their journeys to and from this site. In addition, notwithstanding that this site falls within the Council's Harringay Ladder Restricted Conversion Area ( UDP Policy HSG11), an area which suffers from heavy on-street parking pressure, the applicant has proposed basement level car parking spaces, which would be accessed via a lift at ground floor level and, a cycle storage, as detailed on Plan No.4806/103. Moreover, there is the Green Lanes Controlled Parking Zone, which regulates on-street vehicle parking from Monday to Saturday between 0800hrs and 1830hrs, at this location.

It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated vehicular trips or indeed car parking demand on the adjoining roads.

Consequently, the highway and transportation authority would not object to this application.

Building Control – No objection to the proposal

## RELEVANT PLANNING POLICY

Unitary Development Plan

UD3 “General Principles”

UD4 “Quality Design”

CLT4 “Hotels, Boarding Houses and Guest Houses”

## Supplementary Planning Guidance

SPG3a “Dwelling mix, floor space minima, conversions, extensions & lifetime homes”

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

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

The main issues in this case are the effect of the extension and the overall proposal on the amenities of adjoining residents, and the design of the proposal.

#### **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 extension is not considered excessive or to result in overdevelopment of the site.

The increase in height by 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 extension on the Burgoyne Road has been reduced significantly- it is considered acceptable in that it does not result in new overlooking issues of the rear garden of No.1 Burgoyne Road.

UD4 states that - Fenestration pattern (including window size, proportion, shape, positioning, glazing bar detailing and cill depth) can be critical element in the appearance of a building. The proposed fenestration matches the existing property’s fenestration pattern in terms of size, position and design.

The additional internal floorspace that results from the extension accommodates 5 new rooms, this allows for an improved layout and increased room sizes of the existing rooms (net increase of 2 additional bedrooms), improved kitchen area, dining, laundry facilities and a remodelled reception area.

The improved internal layout of the rooms and better facilities that results is considered appropriate for the buildings use as a hotel and as such there are no planning objections.

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, CLT4, SPG1 & SPG3b.

### **Waste management**

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

### **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 and a rainwater harvesting, storage and delivery system.

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.

### **SUMMARY AND CONCLUSION**

The proposed design and detailing is in keeping with the character, style, period and detailing of the original building and surrounding area.

The proposed side extension at ground and first floor level is significantly smaller than that previously refused.

The proposed extension is considered 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 provides 2 additional bedrooms: there is an increase in the number of hotel rooms from 18 to 20. The extension allows for improved layout and increased room sizes of the existing rooms, improved kitchen area, dining room, laundry facilities and a remodelled reception area.

The proposal therefore complies with Policies UD3 'General Principles', UD4 'Quality Design', SPG1 and SPG3b 'Privacy, Overlooking, Aspect, Outlook, Daylight and 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. It is therefore recommended that planning permission be granted

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No: HGY/2009/1257

Applicant's drawing No. (s) 4806/100, 101, 102, 103, 104, 105

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.

### **Materials**

3. Samples of all materials to be used for the external surfaces of the development 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.

### **Other**

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.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

#### REASONS FOR APPROVAL

The proposed extension is appropriate for the existing building and would not adversely affect the amenities of the adjoining residential premises or 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', CLT4 'Hotels, Boarding Houses and Guest Houses', SPG1 and SPG3b 'Privacy, Overlooking, Aspect, Outlook, Daylight and Sunlight' of the Haringey Unitary Development Plan.