

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1249

Ward: Highgate

Date received: 21/07/2009

Last amended date: 10/09/09

Drawing number of plans: EX_01, 02, 03; PL_01, 02, 03, 04, 05, 06, 07, 08REVA, 09 REVA, 10 REVA, 11, 14, 15 REVA, 16 REVA 17REVA, 20, 21

Address: 5 Grange Road N6

Proposal: Conservation Area Consent for demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels (revised scheme)

Existing Use: Residential Dwelling house

Proposed Use: Residential Dwelling house

Applicant: Mr Damien Kearsley - Kearsley Properties Ltd

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area

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RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

SITE AND SURROUNDINGS

The property is 5 Grange Road, Highgate N6. The site consists of a single dwelling house of 2-storeys, constructed in the 1960s and designed by Geoffrey Bateman. The existing dwelling is modernist in design with Scandinavian influences, exhibiting large areas of painted metal framed glazing, painted timber weatherboard, dark grey facing brick and interlocking concrete roof tiles. The building is a visual contrast to the traditional character of the adjacent dwellings. Modifications were made to the dwelling during the 1970s and included

replacement U-pvc windows and the construction of a first floor extension over the driveway which allowed access to the garages to the rear (in the ownership of both No. 7 Grange Road and the proposal site, No. 5 Grange Road). Prior to the construction of the existing dwelling the proposal site belonged to and formed part of the private garden/tennis court of No. 7 Grange Road.

Grange Road is characterised by a broad range of architectural styles; the street displays fine examples of Mock-Tudor, Arts and Crafts, and Victorian villas, along side modern housing from the 1970s to the present day. However, whilst there are diverse styles, there are unifying elements to the street scene; all houses (mainly detached) are set back from the road, centred within their plot with verdant front gardens. The site is within the Highgate Conservation Area.

PLANNING HISTORY

Planning OLD/1974/0431 GTD 28-10-74 5 Grange Road - Erection of two storey extension to existing house.

Planning OLD/1974/0963 REF 06-02-74 5 Grange Road - Erection of a single storey rear extension.

Planning HGY/2009/0633 WDN 13-05-09 5 Grange Road London - Demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels.

Planning HGY/2009/0634 WDN 13-05-09 5 Grange Road London - Conservation Area Consent for demolition of existing dwelling and erection of new 2-storey dwelling with rooms at basement and attic levels.

DETAILS OF PROPOSAL

This application seeks Conservation Area Consent for the demolition of the existing dwelling and the construction of a two storey dwelling with rooms at basement and loft level plus integrated garage and single garage to adjacent dwelling at No. 7 Grange Road.

CONSULTATION

Ward Councillors
Haringey Conservation
The Highgate Society
The Highgate CAAC

RESPONSES

As per full planning application HGY/2009/1248

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Guidance 15: Planning and the Historic Environment

Haringey Unitary Development Plan (2006)

UD3	General Principles
UD4	Quality Design
CSV1	Development in Conservation Areas
CSV7	Demolition in Conservation Areas

Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance and Design Statements
SPG2	Conservation and Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

PPG15 paragraph 4.27 states that “consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment”. Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development either enhances or has a neutral impact on the conservation area. In regard to the demolition of the existing property, the existing house has been altered and extended in a number of unsympathetic ways and is of ‘average quality’. The modern design of the existing building one could argue is out of keeping with the more traditional style of architectural design exhibited by other dwellings along this road. The existing dwelling is considered to be of ‘neutral’ value to the character of the conservation area. The existing property is of no special, local, historic or architectural interest sufficient to warrant refusing conservation area consent.

In respect of the replacement building the specific design detail of this new house has been assessed in this application HGY/2009/1248. It is considered that the footprint, bulk, mass and design of the replacement building is acceptable. The replacement building takes its design philosophy from the ‘Old English’ style of the latter half of the nineteenth century. Grange Road is characterised by a broad range of architectural styles; the street displays fine examples of Mock-Tudor, Arts and Crafts and Victorian Villas along side modern housing from the 1970s to present day. The proposal will make a positive contribution to the architectural style of this road and overall will be in keeping with the street scene and the character of the area. The external facing materials of the proposed building are considered acceptable as they refer to the materials of the surrounding properties. Overall, the proposed replacement building will preserve the character and appearance of the Highgate Conservation Area.

SUMMARY AND CONCLUSION

The proposed demolition of this existing house in Highgate Conservation Area and replacement with a new two storey dwelling house with accommodation within the roof space and at basement level is considered to be acceptable as the existing house is of no special local or historic architectural interest sufficient to warrant retention, its replacement is of an appropriate bulk, mass and design, which will make a positive contribution to the architectural style of the road and overall be in keeping with the street scene and the character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with policy UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No: HGY/2009/1249

Applicant's drawing No's: EX_01, 02, 03; PL_01, 02, 03, 04, 05, 06, 07, 08REVA, 09 REVA, 10 REVA, 11, 14, 15 REVA, 16 REVA 17REVA, 20, 21

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 demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

REASONS FOR APPROVAL

The proposed demolition of this existing house and replacement with a new two storey house with rooms at basement and loft level is considered to be of an appropriate bulk, mass and design; and will make a positive contribution to the architectural style of the road and overall be in keeping with the streetscene and the character and appearance of the Conservation Area. The proposed

replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).