

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0060

Ward: Bounds Green

Date received: 13/01/2006

Last amended date: N/A

Drawing number of plans 2842-P01B, 02A & 03A.

Address: R/O Palm Court, Lionel House, Maxwell House and Lawrence House,
Palmerston Road N22

Proposal: Conservation Area Consent for the demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x two bed and 5 x three bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

Existing Use: Lock-up Garages

Proposed Use: Residential

Applicant: Mithril Homes Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area
Ecological Corridor
EVS - Metropolitan
Road - Classified

Officer Contact: Ruma Nowaz

RECOMMENDATION

REFUSE CONSERVATION AREA CONSENT

SITE AND SURROUNDINGS

The application site comprises of a row of 35 lock-up garages behind four blocks of flats, comprising of Palm Court (18 units), Lionel House (12 units), Maxwell House (18 units) and Lawrence House (18 units). The site is adjacent to the Bowes Park Conservation Area and the ecological corridor and Conservation Area through which the canal runs. As such, the proposed development would be highly visible from New River, which is within the conservation area. The site is a backland site. Across the New River are located a row of residential terrace properties.

PLANNING HISTORY

- In 1986 planning permission was refused for the erection of 13 lock up garages on existing open car park.
- On 22/9/2000 Planning permission was refused for the demolition of 35 lock up garages and the erection of twelve dwelling houses with garden terraces and forty two garage parking spaces under (HGY/2000/0774).
- 30.04.01 - demolition of 35 existing garages and erection of 7 dwelling houses with garden terraces. Consent refused ref: HGY/2001/0607 for the following reasons:-
 - Loss of lock up garages
 - Unsatisfactory form of backland development which would give rise to an unacceptable relationship between the existing pattern of development and the proposal to the detriment of adjacent properties particularly and the amenity of the area generally.
 - The proposal would be out of keeping with the general pattern, standard and character of the area by reason of general bulk and massing within the site thereby resulting in an incongruous pattern of development detrimental to the amenities of the area.
- - The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality.
 - The proposed development, by reason of the absence of adequate parking accommodation, contrary to Policy TSP 7.1 'Parking For Development' would result in the obstruction of the surrounding streets by waiting vehicle which would give rise to conditions which would prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.
- On the 1/9/2005 and 3/10/2005 respectively Conservation Area Consent and an application for planning permission for the demolition of garages and erection of 5x2 bed and 4x3 bed three x two storey houses units, were withdrawn.

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing garages and erection of 3 x 2 storey blocks comprising 4-x two bed and 5 x three bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

See parallel planning application HGY/2006/0057 for Demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x 2 bed and 5 x 3 bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

CONSULTATION

27/01/2006

See parallel planning application

RESPONSES

See parallel planning application

RELEVANT PLANNING POLICY

DES 2.2 Preservation and Enhancement of Conservation Areas.

DES 2.4 Demolition Partial Demolition and changes to the appearance of buildings in Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal seeks to demolish the existing garages and erect 3 x 2 storey blocks comprising 4 x 2 bed and 5 x 3 bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping. See parallel planning application for details.

Policy DES 2.4 Demolition, partial demolition and changes to the appearance of buildings in conservation areas, point 2 states: ' Conservation Area Consent for full or substantial demolition will not be granted in advance of detailed acceptable proposal for the replacement development for which full planning permission has been granted and consent will be conditioned where appropriate, so as to tie demolition to implementation of a full scheme for development.'

In this case, as the parallel planning application has not been recommended for approval, therefore as no detailed proposal for a replacement scheme is available, it cannot be recommended that Conservation Area Consent be granted.

SUMMARY AND CONCLUSION

Accordingly refusal of Conservation Area Consent is recommended.

RECOMMENDATION

REFUSE CONSERVATION AREA CONSENT

Registered No. HGY/2006/0060

Applicant's drawing No.(s) 2842-P01B, 02A & 03A

For the following reason:

1. The proposed demolition of the lock up garages would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of the character and appearance of the Conservation Area and is in conflict with the provisions of Policy DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas.