

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1892

Ward: Noel Park

Date received: 06/11/2009

Last amended date: N / A

Drawing number of plans: 2 - 13 incl.

Address: 19 Clarendon Road N8 0DD

Proposal: Erection of part single storey / part two storey / part three storey side and front extensions, and use of the building including rear shed as a cultural community centre

Existing Use: Vacant/ Temporary Storage

Proposed Use: D1 Community Use

Applicant: Alevi Cultural Centre C/O Cem Evi

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Michelle Bradshaw

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.

There are two blocks of building on site, one a warehouse shed with ancillary two-storey office and the other is a single storey building comprising of 3 units of warehouse/ industrial use. 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HGY2002/1241 - Change of use from B2 to D1 (community centre) – Withdrawn - 10.03.03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

HGY/2009/0695 - 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as a cultural / community centre (renewal of unexpired and unimplemented planning permission reference HGY/2004/0597) – Withdrawn 03/12/2009

DETAILS OF PROPOSAL

The proposal is for the erection of a part single storey / part two storey / part three storey side and front extensions, and use of the building including rear shed as a cultural community centre.

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

Transportation – (As per application Ref HGY/2009/0695) 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 46 Westpoint Apartments

There is already a cultural centre within 50m resulting in noise, disturbance, litter and parking;
Another cultural centre would be unworktable;
Object to alcohol being allowed on the premises;

Network Rail – Have no objection.

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 an application (HGY/2004/0597) was approved in June 2004 for alteration and extensions to the existing buildings on site to accommodate a cultural/community centre. This consent expired on 9th June 2009. An application was submitted in April 2009 to renew this consent.

As per the 2004 application the current scheme incorporates an additional floor fronting Clarendon Road with associated changes to the front elevation. The design of the additional floor and modifications to the front elevation will be sympathetic to the existing building and the additional bulk will be in keeping with other buildings in the area and will not cause a loss of light/ outlook to nearby residents in Westpoint Apartments.

The three storey aspect proposed in the 2004 application in between the entrance to the site and the boundary with the Westpoint flats, as well as the linking third storey to enclose this entrance has been removed in the current application. Instead a single storey caretakers dwelling will be created in this space. This flat roofed single storey will not impact the amenities to the upper floor flats in the Westpoint Apartments.

In this new application the existing building to the rear of the site comprising of 3 units of warehouse/ industrial use will be used in conjunction with the cultural community centre use. This warehouse/ industrial space will be converted and will comprise of two floors with a playroom nursery/ youth area/ activity centre use at ground floor with multi-purpose rooms at first floor level.

In between the building to the rear of the site and the main building an area will be landscaped to create an outdoor area/ activity space. In order to prevent noise and disturbance to near by residents it will be conditioned that this space not be used after 9pm.

In terms of the current application 15 car parking spaces will be provided on site, representing an addition of 5 spaces from the 2004 application. In terms of parking Officers would point out that a strict Control Parking Zone is in operation. In addition Officers would point out that the use of this site for industrial/ commercial use would generate comings and goings with associated noise and disturbance.

While the Council has adopted a new Unitary Development Plan (2006) since this previous 2004 application has been approved, there are no overriding changes in the Council's policy position to take account in determining this application.

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.

While an objection has been received in respect of the principle of a cultural community centre on site; the principle of such a use was granted in 2004 after the redevelopment of Goulding Court (now Westpoint Apartments) in 2003. Bearing this in mind and the 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/2009/1892

Applicant's drawing No.(s) 2 - 13 incl.

Subject to the following conditions

IMPLEMENTATION/ OF THE CONSENT

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.

EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. 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 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.

TRANSPORTAION/ CAR PARKING

5. 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 reduces reliance on private motor vehicles.

6. 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.

7. Before the use hereby permitted is occupied the parking spaces shown on the approved drawings shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the Council's standards and in the interests of pedestrian and highway safety, the free flow of traffic.

HOURS OF OPERATION

8. The use hereby permitted shall not be operated before 0700 or after 2300 hours Mondays to Sundays and Bank Holidays.

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.

WASTE MANAGEMENT

9. 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.

SOUNDPROOFING

10. Full particulars and details of provisions for soundproofing shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the use hereby permitted is commenced.

Reason: In order to minimise the transmission of noise and prevent noise nuisance to nearby residential properties.

RESTRICTION ON USE

11. The premises shall be used for those stated in the planning application and for no other purposes including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To enable the Local Planning Authority to retain control over the development.

12. The 'Open Area Activities' space shall only be used between the hours of 0900 hours and 2100 hours Mondays to Sundays and Bank Holidays.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

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 to obtaining consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

REASONS FOR APPROVAL

This determination has been made having regards to the previous consent under LPA Ref: HGY/2004/0597 and in regards 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.