

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2010/0203

Ward: Tottenham Hale

Date received: 02/02/2010

Last amended date: N / A

Drawing number of plans: 0929 (PL) 01 rev A; 0929 (PL) 100 - 108 incl., 201 - 208 incl.

Address: 596 - 606 High Road N17

Proposal: Conservation Area Consent for demolition of existing buildings (with the exception of No. 596 High Road) and erection of 3 storey buildings to provide 175 sqm of A1 / A2 / A3 floorspace and 39 residential units together with formation of vehicular access

Existing Use: Vacant

Proposed Use: Mixed commercial / residential

Applicant: Rock One

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area
UDP 2006 Archeological Importance
Road Network: Classified Road

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions and S106 Legal Agreement

SITE AND SURROUNDINGS

The application site is located on the east side of Tottenham High Road just south of Scotland Green. It comprises the former CIU Club building and surrounding land and the sites and buildings of Nos 596-602 Tottenham High Road.

The site falls within the Bruce Grove conservation area and is within an area of archaeological importance as identified in the Unitary Development Plan 2006.

It is also directly adjacent to the Tottenham/Bruce Grove District Centre and primary shopping area.

The site generally fronts onto Tottenham High Road which is characterised by mixed use commercial and residential development. Directly to the north of the site are Nos. 608-610 High Road which are part 2, part three storey Victorian buildings in mixed use, with A3 use on the ground floor and residential above. Adjacent to these buildings is the Prince of Wales PH, (No. 612), on the corner of Tottenham High Road and Scotland Green. This is a substantial 3-storey Victorian building which is currently undergoing refurbishment. Directly to the south of the site is Nos. 600-602 High Road, a modern 2-storey building, currently vacant and formerly a Betting Office. Adjacent to this are Nos 596 and 598 High Road, both locally listed buildings. No. 598 was demolished without consent approximately 2 years ago. No. 596 remains and is currently vacant. Adjacent to these buildings is No. 504, the Friends Meeting House, another 2-storey, relatively modern building forming the end of this group of buildings to which the application site is central.

The site is bounded to the north by the terrace of modest, generally 2-storey, mixed use, mid-Victorian buildings in Scotland Green. To the north of this terrace fronting Tottenham High Road is the former Blue School building, currently undergoing refurbishment.

To the east of the site are the rear gardens of the 2-storey semi-detached houses in Parkhurst Road and the buildings and playgrounds of Parkhurst Infants and Junior Schools and the Mulberry Nursery.

Tottenham High Road itself is a busy north-south route through the borough served by a number of bus routes, with Bruce Grove and White Hart Lane rail stations within half a mile of the application site and Seven Sisters underground station within one mile.

PLANNING HISTORY

Various planning applications have been submitted in the past for changes of use or extensions to the existing buildings.

In 2005, retrospective conservation area consent was granted, (HGY2005/1428), to demolish No. 598 Tottenham High Road which had been demolished without consent, based on a satisfactory replacement scheme having been submitted and approved, (HGY2005/1426).

Planning permission and conservation area consent was refused for the mixed use redevelopment of the site on appeal in 2008, (HGY2007/2583 & 2584).

DETAILS OF PROPOSAL

This application seeks conservation area consent to demolish the existing buildings on the site with the exception of No. 596 High Road, which is to be retained and refurbished as part of the development. The demolition is required to allow the redevelopment of the site for a mixed residential/commercial scheme.

CONSULTATION

Ward Councillors

Conservation Team
Tottenham Conservation Area Advisory Committee

RESPONSES

Conservation Team do not object on the basis that a satisfactory replacement scheme is now in place.

RELEVANT PLANNING POLICY

PPG15 Planning and the Historic Environment

Policy CSV7 – Demolition of buildings in conservation areas – Unitary Development Plan 2006.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Advice in PPG15 states:

“4.26 In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; and, as with listed building controls, this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

“4.27 The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad

criteria as proposals to demolish listed buildings (paragraphs 3.16-3.19 above). In less clear-cut cases - for instance, where a building makes little or no such contribution - the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.”

Policy CSV7 of the Unitary Development Plan reflects the advice in PPG15 that conservation areas should be protected by refusing applications where demolition would have an adverse impact on the character and appearance of the conservation area where no acceptable replacement scheme is in place. As a suitable replacement scheme is now in place the demolition of the existing buildings, with the exception of No. 596 High Road, which is to be retained and refurbished as part of the development, would not have an adverse impact on the conservation area and therefore conservation area consent should be granted.

SUMMARY AND CONCLUSION

The application site is located on the east side of Tottenham High Road just south of Scotland Green. It comprises the former CIU Club building and surrounding land and the sites and buildings of Nos 596-602 Tottenham High Road. The site falls within the Bruce Grove conservation area and is within an area of archaeological importance as identified in the Unitary Development Plan 2006.

This application seeks conservation area consent to demolish the existing buildings on the site, with the exception of No. 596 High Road. The demolition is required to allow the redevelopment of the site for a mixed residential/commercial scheme.

Policy CSV7 of the Unitary Development Plan reflects the advice in PPG15 and seeks to protect the character and appearance of conservation areas by ensuring a suitable replacement scheme is in place. As a suitable replacement scheme is now in place in this case, the demolition would have no adverse impact and therefore it is considered appropriate to grant conservation area consent.

RECOMMENDATION

Grant conservation area consent

Registered No. HGY/2010/0203

Applicant's drawing Nos: 0929 (PL) 01 rev A; 0929 (PL) 100 - 108 incl., 201 - 208 incl.

Subject to the following conditions:

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 carrying out the works of redevelopment has been made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to safeguard the special architectural or historic interest of the buildings.

REASONS FOR APPROVAL

A satisfactory replacement scheme exists for the redevelopment of this site and therefore, in line with the advice in PPG15: 'Planning and The Historic Environment', the demolition of the existing buildings on the site may be allowed.