

Planning Committee 14 June 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2122

Ward: Crouch End

Date received: 16/12/2009

Last amended date: 16/04/2010

Drawing number of plans: 09102_101B, 102B, 201B, 202B, 203B, 204B 301B, 302A, 303B, 304B, 305A, 306A, 307A, 308A & 401A

Address: Land Adjoining 1 Hurst Avenue N6

Proposal: Conservation Area Consent for demolition of existing double garage and erection of a 2 storey 5 bedroom single dwelling house with new garage (revised).

Existing Use: Garages

Proposed Use: Residential

Applicant: Mr Richard Simmons

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 18/12/2009
Conservation Area

Officer contact: Oliver Christian

RECOMMENDATION

GRANT CONSENT

SITE AND SURROUNDINGS

The proposal site is situated on Hurst Avenue – former garages site adjacent to No.1 Hurst Avenue. The site also abuts the rear gardens of properties at 27 - 35 Coolhurst Road.

There are a number of trees of varying quality within the site and on the boundaries.

The site is within the designated Crouch End Conservation Area.

PLANNING HISTORY

No relevant planning history.

DETAILS OF PROPOSAL

The current proposal seeks conservation area consent for the demolition of existing double garage and erection of a 2 storey 5 bedroom single dwelling house with new garage.

CONSULTATION

Local residents
Ward Councillors
Waste management
Building Control
Transportation Group
Conservation Team
Council's Arboriculturist
LFEPA
Hornsey CAAC
Conservation advert 08/01/2010

RESPONSES

Local residents – There are a number of objections that will be summarised as follows

- Inappropriate form of development within the conservation area
- Design not within keeping – Materials not within keeping
- Loss of garages
- Impact on privacy
- Loss of light to living areas
- Noise and general disturbance
- Loss of trees - Impact on trees especially in neighbouring gardens
- Negative impact of development in the rear garden on neighbours visual amenity.

Highgate Society objects to the proposal

RELEVANT PLANNING POLICY

CSV1: Development in Conservation Areas

CSV7: Demolition in Conservation Areas

Supplementary Planning Guidance 1a Design Guidance and Design Statements

ANALYSIS/ASSESSMENT OF THE APPLICATION

The existing garages are of no architectural merit and do not positively contribute to the conservation area and as such their demolition and replacement causes no harm.

The proposal should be viewed alongside HGY2009/2121, revised full planning application that has been recommended for approval.

SUMMARY AND CONCLUSION

The proposal is recommended for approval as a suitable replacement scheme has been submitted.

The proposal complies with the aims of policy CSV1: Development in Conservation Areas, CSV7: Demolition in Conservation Areas and Supplementary Planning Guidance 1a Design Guidance and Design Statements of Haringey Unitary Development Plan.

RECOMMENDATION

GRANT

Registered No. HGY/2009/2122

Applicant's drawing No. (s) 09102_101B, 102B, 201B, 202B, 203B, 204B, 301B, 302A, 303B, 304B, 305A, 306A, 307A, 308A & 401A

Subject to the following conditions:

1. 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 proposal complies with the aims of Policy CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' and Supplementary Planning Guidance 1a 'Design Guidance and Design Statements' of Haringey Unitary Development Plan.