

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE**

**Reference No:** HGY/2006/0323      **Ward:** Seven Sisters

**Date received:** 15/02/2006      **Last amended date:** N/A

**Drawing number of plans** 7117/10; 11; 12; 13; 14; 15; 16; 17 & 18

**Address:** 16 - 52 High Road N15

**Proposal:** Conservation Area Consent for the demolition of existing garages and erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking in basement.

<b>Existing Use:</b>	Workshop	<b>Proposed Use:</b>	
Commercial/Residential			

**Applicant:** Sumal & Sons Properties Ltd & Tate Developments Ltd

**Ownership:** Private

**PLANNING DESIGNATIONS**

Road - Trunk  
Area Plans and Planning Briefs  
Conservation Area  
Area of Community Regeneration

**Officer Contact:** Oliver Christian

**RECOMMENDATION**

GRANT CONSERVATION AREA CONSENT subject to conditions

**SITE AND SURROUNDINGS**

The proposal site consist of 2 individual building currently part used as a garage and workshop. It sits on the southern end of a block that front the High Road between Norfolk and Rostrevor Avenues. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining road are residential in nature consisting of 2 storey terraced houses many of which have been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This is an acceptable feature within the South Tottenham area.

On the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site is the very prominent church of St Ignatius also the primary school of the same name.

The site is situated within the designated South Tottenham High Road Conservation Area and has also been designated as an Area of Community Regeneration – Haringey East.

The site is not within an area of archaeological importance or an area subject to flooding. The eastern side of the High Road is on the higher section of the main road – the road falls away westward and northward toward St Ann's Road.

## **PLANNING HISTORY**

There is very little relevant recorded planning history.

## **DETAILS OF PROPOSAL**

The current proposal seeks Conservation Area Consent for the demolition of existing garages and erection of a part 4 / part 5 storey building comprising 6 x one bed, 6 x two bed, 4 x three bed and 2 x four bed self contained flats with commercial units at ground floor level and parking in basement.

## **CONSULTATION**

Conservation Advert 03/03/2006  
Conservation officer  
Ward Councillors

## **RESPONSES**

Conservation Officer – no objection to the proposed demolition.

## **RELEVANT PLANNING POLICY**

**Unitary Development Plan**

DES2.4 Demolition Partial Demolition & Changes to the Appearance of Buildings in Conservation Areas.

DES2.3 Applications in Conservation Areas

## **Emerging Unitary Development Plan**

UD2 General Principles

### **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The existing building are in the form of 11/2 storey workshop building currently in use as car repairs and clutch centre.

The buildings are of no architectural merit and are considered not to be worthy of retention.

The proposed demolition should be viewed in conjunction with the full application HGY2006/0322.

### **SUMMARY AND CONCLUSION**

The buildings are of no architectural interest and do not contribute positively to the street scene and as such their demolition will be of no loss. As such the proposed demolition accords with policies DES 2.4 Demolition Partial Demolition & Changes to the Appearance of Buildings in Conservation Areas, DES2.3 Applications in Conservation Areas of Haringey Unitary Development Plan and UD2 General Principles of the Emerging Unitary Development Plan.

It would therefore be appropriate to recommend that consent be granted for demolition.

### **RECOMMENDATION**

**GRANT CONSERVATION AREA CONSENT**

Registered No. HGY/2006/0323

Applicant's drawing Nos. 7117/10; 11; 12; 13; 14; 15; 16; 17 & 18.

Subject to the following condition:

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 existing building are of no architectural merit and the proposed demolition accords with policies DES 2.4 Demolition Partial Demolition & Changes to the Appearance of Buildings In Conservation Areas, DES2.3 Applications In Conservation Areas of Haringey Unitary Development Plan and UD2 General Principles of the Emerging Unitary Development Plan.