

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.

Existing Use:	Workshop	Proposed Use:	
Commercial/Residential			

Applicant: Sumal & Sons Properties Ltd & Tate Developments Ltd

Ownership: Private

**THIS APPLICATION WAS DEFERRED FROM 24 APRIL COMMITTEE FOR MEMBERS SITE VISIT.
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 and 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 and 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 way 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 proposed demolition should be viewed in conjunction with the full application HGY2006/0322.

SUMMARY AND CONCLUSION

The buildings or of no architectural interest and does not contribute positively to the street scene and as such their demolition will be of no loss. 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 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 APPROVALThe existing building are of no architectural merit and the proposal demolition accord with the relevant policies of Haringey unitary Development plan and emerging Unitary Development Plan.