

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2010/1885	<b>Ward:</b> Crouch End
<b>Address:</b> Monkridge, Crouch End Hill N8	
<b>Proposal:</b> Conservation Area Consent for demolition of existing garage block to rear of site and erection of 2 x two bed flats	
<b>Existing Use:</b> Residential	<b>Proposed Use:</b> Residential
<b>Applicant:</b> Ms Lissa Napolitano Loromah Estates Ltd	
<b>Ownership:</b> Private	
<b>Date received:</b> 07/10/2010 <b>Last amended date:</b> 14/12/2010	
<b>Drawing number of plans:</b> 169.(1)0.010 - 020 incl.; 196.(1)1.010a - 014 incl.; 196.(1)2.010 - 015 incl.; 196.(1)3.010 - 012 incl. and 015	
<b>Case Officer Contact:</b> Oliver Christian	
<b>PLANNING DESIGNATIONS:</b>	
Road Network: Classified Road Conservation Area	
<b>RECOMMENDATION</b>	
GRANT PERMISSION subject to conditions	
<b>SUMMARY OF REPORT:</b>	
The current proposal seek the demolition of existing unused garages and caretaker's lodge, and erection of new building comprising 2 x two bed flats.	

**1. SITE AND SURROUNDINGS**

- 1.1.1 The application site is located on Haslemere Road, consists of two early C20 four storey residential blocks. These blocks feature brickwork clad elevations, and prominent white painted full height curved bays which have small hipped roofs over, and central staircase tower with a small gable roof over.
- 1.1.2 The blocks follow the alignment of other buildings on the street, with front gardens behind front boundary walls. These blocks are located close to the top of Crouch End Hill, and back onto the Parkland Walk, which is a Green Corridor on the borough boundary with L.B. Islington.

1.1.3 The site is within the designated Crouch End Conservation Area.

**2. PLANNING HISTORY**

2.1 **HGY/2009/1877** REF 29-12-09 Monkridge, Crouch End Hill London  
Roof extensions of Building 01 / Building 02, Monkridge and formation of 3 x one bed flats and 3 x two bed flats.

2.2 **HGY/2009/1900** REF 29-12-09 Monkridge, Crouch End Hill London  
Demolition of existing unused garages and caretaker's lodge, and erection of new building comprising 2 x two bed flats. Formation of 1 x one bed flat within unused garage space of Building 02. Landscaping and formation of 9 car parking spaces and 20 bicycle bays.

**3. RELEVANT PLANNING POLICY**

3.1 Unitary Development Plan

3.2 CSV7 Demolition in Conservation Areas

**4. CONSULTATION**

<b>Statutory</b>	<b>Internal</b>	<b>External</b>
Ward Councillors Conservation Advert	Transportation Group Conservation Team Building Control Waste Management	<u>Amenity Groups</u>  Hornsey CAAC <u>Local Residents</u>  <u>Total No of Residents</u> <u>Consulted: 160</u>

**5. RESPONSES**

5.1 Conservation – No objection to demolition

5.2 Local Residents – objects to the loss of garages.

**6. ANALYSIS / ASSESSMENT OF THE APPLICATION**

6.1 The main issue in respect of this application are considered to be whether the garages contribute positively to the conservation area and whether a suitable replacement scheme has been submitted.

6.2 The application site has a low PTAL and is located within the Crouch End Restricted Conversion Area (UDP Policy HSG 11). Although the loss of off-street parking provision is normally not considered acceptable in areas that have been identified as suffering from existing on-street parking pressure, we have taken into account comments made in relation to Planning Appeal Ref: APP/Y5420/A/08/2080208 (Fairfield Road), in which the Inspector took the view that the garages can no longer be reasonably considered as providing for uses other than storage and therefore provide a very limited role in providing for off street parking in the area. In the Inspectors reasons for allowing the appeal it is stated that “It is therefore, my judgment that redevelopment of the site as

proposed would lead to no appreciable change to the availability of on-street parking in the surrounding area.” A very similar appeal decision exists on a nearby site at rear of 60-88 Cecile Park and also Gladwell Road garages.

6.3 This application should be viewed alongside the full application HGy2010/1883 for redevelopment of the site.

## **7.0 CONCLUSION**

- 7.1 The application proposes the demolition of existing garages on the site. These garages are not of any historical value and their removal is not considered to have any adverse impact on the character and appearance of the Conservation Area.
- 7.2 An appropriate redevelopment has been submitted (HGY2010/1883).
- 7.3 The proposed development is therefore considered to be consistent with Policy CSV 7 ‘Demolition in Conservation Areas’.
- 7.4 It would therefore be appropriate to recommend that Conservation Area Consent be granted for the demolition of the garages.

## **8.0 RECOMMENDATION**

GRANT CONSERVATION AREA CONSENT subject to condition

Applicant’s drawing No. (s) 169.(1)0.010 - 020 incl.; 196.(1)1.010a - 014 incl.; 196.(1)2.010 - 015 incl.; 196.(1)3.010 - 012 incl. and 015

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 proposal is considered to be consistent with Policy CSV 7 'Demolition in Conservation Areas' of Haringey Unitary Development Plan.