

REPORT FOR CONSIDERTION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: **Ward:** Northumberland Park
HGY/2006/0709

Date received: 06/04/2006

Last amended date: N/A

Drawing number of plans: PSIA02/P/01 Amendment C; PSIA02/P/02 Amendment B; PSIA02/P03 Amendment B; PSIA02/P04; PSIA02/P/05; PSIA02/P/06 & PSIA02/P/07.

Address: 691 - 693 High Road, N17

Proposal: Demolition of existing three storey terrace building to front of site.

Existing Use: Vacant Warehouse and Education

Proposed Use: Residential and Commercial

Applicant: Presentation Housing Association

Ownership: Presentation Housing Association

PLANNING DESIGNATIONS

Road – Metropolitan
RIM 1.2 Upgrading Areas In Greatest Need
DES 2.1 North Tottenham Conservation Area

Officer contact: Brett Henderson

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

SITE AND SURROUNDINGS

The application site is situated at 691-693 High Road, which is on the western side of the High Road. The premises contain a three storey terrace building in educational use on the street frontage and a large vacant warehouse building to the rear of the site.

Prevailing development in the vicinity consists of three and four storey terrace buildings on the High Road generally containing ground floor commercial uses and upper floor residential uses. To the south there are three storey and two storey terrace dwellings. To the west there are two storey terrace dwellings and a two storey vacant commercial building, while to the north there is a church with residential accommodation to the rear.

The subject site is within the North Tottenham Conservation Area and adjoins two Grade II listed buildings at 695-697 High Road and the Baptist Church at 699 High Road.

The application site area is approximately 0.4104 hectares.

PLANNING HISTORY

12/08/91 – Conditional Consent – 1991/0371 – Change of use from gymnasium and leisure club to warehouse and offices.

12/12/05 – Withdrawn – 2005/1879 – Conservation Area Consent for the demolition of existing buildings and erection of part 3/part 4 storey building comprising 148 square metres of commercial floor space (Use Class A1, A2 or B1) and 57 residential units with 23 car parking spaces and associated landscaping.

DETAILS OF PROPOSAL

Conservation Area Consent for the demolition of the existing three storey terrace building on the street frontage.

CONSULTATION

Planning Policy
Conservation Team
Adverts

RESPONSES

Conservation Team – No objection

Planning Policy – No objection

RELEVANT PLANNING POLICY

Local Policy Background

Current Unitary Development Plan 1998

DES 2.2 Preservation and Enhancement of Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

DES 2.5 Alterations and Extensions in Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

Emerging Unitary Development Plan – Revised Deposit September 2004

CSV1A Development in Conservation Areas

The Council will require that proposals affecting Conservation Areas will preserve or enhance them.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed demolition will not have a significant negative impact on the character of the Conservation Area. It is considered that the demolition will not have an adverse affect on any adjoining property.

The application has been referred to English Heritage and Council's Conservation Team who have assessed that the proposal would not have a detrimental impact on the character and setting of the adjacent listed buildings or the character and appearance of the Conservation Area.

SUMMARY AND CONCLUSION

The proposal at 691-693 High Road, N17 for the demolition of the existing three storey terrace building on the street frontage complies with Policies DES 2.2 'Preservation and Enhancement of Conservation Areas'; and DES 2.5 'Alterations and Extensions in Conservation Areas' in the Haringey Unitary Development Plan. It would therefore be appropriate to recommend that Conservation Area consent be granted.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2006/0709

Applicants Drawing nos. PSIA02/P/01 Amendment C; PSIA02/P/02 Amendment B; PSIA02/P/03 Amendment B; PSIA02/P/04; PSIA02/P/05; PSIA02/P/06 & PSIA02/P/07.

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 Conservation Area.
2. The demolition works hereby granted consent shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The proposal at 691-693 High Road, N17 for the demolition of the existing three storey terrace building on the street frontage complies with Policies DES 2.2 'Preservation and Enhancement of Conservation Areas'; and DES 2.5 'Alterations and Extensions in Conservation Areas' in the Haringey Unitary Development Plan. It would therefore be appropriate to recommend that Conservation Area consent be granted.