

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/0564	Ward: Alexandra
Address: 1 Parham Way N10	
<p>Proposal: Conservation Area Consent for demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works.</p>	
Existing Use: Residential	Proposed Use: Residential
Applicant: Mrs Gonzalez	
Ownership: Private	
Date received: 23/03/2011	Last amended date: N/A
<p>Drawing number of plans: 269/L01 Rev P2, 269/L02 Rev P3, 269/L03 Rev P2, 269/L04 Rev P2, 269/L200 Rev P3, 269/L201 Rev P2, 269/X01 Rev P2 & 269/X02 Rev P2</p>	
Case Officer Contact: Tara Jane Fisher	
PLANNING DESIGNATIONS: Conservation Area	
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT subject to conditions	
<p>SUMMARY OF REPORT:</p> <p>This application is for conservation area consent for the demolition of existing buildings and erection of a terrace of four houses. The proposed demolition of this existing dwelling and garages is considered acceptable and the siting, design, form, detailing of the terrace is also considered acceptable and has been designed sensitively in terms of adjoining properties and the character and appearance of this part of the conservation area. Overall the proposed will enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan 2006 and SPG2 'Conservation & Archaeology' Given the above this application is recommended for approval.</p>	

1. SITE AND SURROUNDINGS

- 1.1 The application site is located on Parham Road, which is a private road that runs between Rosebery Road and Grove Avenue. The property is situated within the Muswell Hill Conservation Area. The application site is situated behind residential properties fronting Grove Avenue and Rosebery Road.
- 1.2 The site is currently occupied by a large bungalow with an attached garage. There are a number of trees growing on and adjacent to the site. The two large willow trees previously situated in the lawn area in front of the existing house have now been removed. A row of garages is situated along the Southern boundary of the site and it is understood that these are used by the landowner and are not rented out. A modern terrace of four dwellings is positioned to the South of the site on the opposite side of Parham Way.
- 1.3 The surrounding area consists principally of terraced and semi-detached two and three storey Victorian and Edwardian houses. Rosebery Road is a long wide street that has a consistent frontage of two storey terraced family houses that are built in red brick and have pitched slate roofs and upstands and chimneys at the party walls. The houses along this road have consistently designed window, porch and door details, which add to the particular interest of this part of the conservation area. Grove Avenue is a residential road consisting of semi-detached or terraced houses with hipped roofs and decorative ridges, repeated forms of gables, projections, bays and porches.

2. PLANNING HISTORY

- 2.1 The planning history of this site is as follows:

HGY/2001/1568 -Erection of a garage with electric gate adjoining –Approved 18/12/01

HGY/2005/1331 – Demolition of existing buildings and erection of 4 x 3 storey, 4 bedroom houses with integral garages (amended description) – Refused 26/10/2005– Dismissed on appeal 20th June 2006 Ref: APP/Y5420/A/06/2009748/NWF

HGY/2009/1993 - Demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works. – Refused 18/06/2010 - Dismissed on appeal 28th January 2011 Ref: APP/Y5420/A/06/2009748/NWF

HGY/2009/1994 - Conservation Area Consent for demolition of existing buildings and erection of a part 2 / part 3 storey development to provide 3 x four bed houses and 1 x three bed house with associated works – Refused 18/06/2010

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

Planning Policy Statement 5: Planning for the Historic Environment

3.2 London Plan- 2008 (Incorporating Alterations)

Policy 4B.8 Respect local context and communities
Policy 4B.12 Heritage conservation

3.3 Unitary Development Plan

Policy G10 Conservation
Policy CSV1 Development in Conservation Areas
Policy CSV7 Demolition in Conservation Areas

3.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

4. CONSULTATION

As per HGY/2011/0563

5. RESPONSES

As per HGY/2011/0563

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 The proposal is for the demolition of an existing bungalow and garage on this site which was previously considered in application for conservation area consent for this site. In the last appeal decision for this site a Planning Inspector stated that

“although I conclude that the demolition proposed would cause no harm and so would preserve the character of the Conservation Area, the resultant empty and derelict site would cause harm. In the absence of an acceptable proposal for the redevelopment of the site, appeal A is also dismissed.”

- 6.2 In this same appeal decision the Inspector considered that the proposed scheme “would have an acceptable effect on, and so would preserve the character and appearance of, the Muswell Hill Conservation Area”. Given the scheme is largely the same as this previously dismissed scheme the proposed scheme would still be considered to be acceptable and would preserve the character and appearance of this part of the Muswell Hill Conservation Area.

6.3 The detail and design of the replacement building has been assessed under planning ref: HGY/2011/0563. Overall the proposed development will respect the character and appearance of this part of the conservation area and therefore the proposed development is considered to be in accordance with the requirement of policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan 2006 and SPG2 'Conservation & Archaeology' Given the above this application is recommended for approval.

8. RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

Applicant's drawing No.(s) 269/L01 Rev P2, 269/L02 Rev P3, 269/L03 Rev P2, 269/L04 Rev P2, 269/L200 Rev P3, 269/L201 Rev P2, 269/X01 Rev P2 & 269/X02 Rev P2

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. 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 proposed demolition of this existing house is considered acceptable and the siting, design, form, detailing of the terrace of 4 new houses is also considered acceptable and has been designed sensitively in terms of adjoining properties and the character and appearance of this part of the conservation area. Overall the proposed will enhance the character and appearance of this part of the Conservation Area. As such the proposal accords with Policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation & Archaeology'.