

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/1254	Ward: Northumberland Park
Address: 26 Lordship Lane N17 8NS	
Proposal: Erection of 2 storey terrace of 5 x three bedroom units. Demolition of existing two storey building on Bruce Castle Road and erection of two storey building to match existing. Demolition of existing building on Birkbeck Road and erection of 2 x two storey terrace house.	
Existing Use: B1 Light Industrial	Proposed Use: C3 Residential
Applicant: Mr Fletcher - The Roland Group Of Companies	
Ownership: Private	
Date received: 30/06/2011 Last amended date: N / A	
Drawing number of plans: 10-01-01-09 & 10-01-11	
Case Officer Contact: Matthew Gunning	
PLANNING DESIGNATIONS: Road Network: Classified Road	
RECOMMENDATION: GRANT PERMISSION subject to conditions and to a Deed of Variation to the current S106 Agreement.	
SUMMARY OF REPORT: The proposal is largely the same as a scheme approved in July 2010, but differs in terms of the Bruce Castle and Birkbeck Road frontages. The terrace of 5 x three bedroom units along the southern edge of the site, to front onto Lordship Lane, are currently being built and are near completion. The buildings now remaining on the site are three brick structures, which on close examination are of a very poor condition with little or no foundations. As per the current application these Victorian workshop buildings are to be demolished, one of which is to be re-built and the others demolished and replaced with 2 x two storey terrace houses. The design and form of the new terrace block to front onto Birkbeck Road and the replacement building to match the form and design of the Victorian workshop buildings are considered acceptable and in keeping with its surrounding and the character of the area, and will provide good quality family size units. This application is therefore recommended for APPROVAL, subject to conditions, and subject to the completion of Deed of Variation to the current S106 Agreement.	

1. SITE AND SURROUNDINGS

- 1.1 The application site is an irregular shaped site (0.1 ha in size) located on the northern side of Lordship Lane in between the junctions of Bruce Castle Road and Birkbeck Road. The site contains Victorian workshop buildings to the rear, which are brick built with slate roofs and which have gable ends and high level circular windows which face towards the Bruce Castle Road and Birkbeck Road. To the front of these buildings was a steel frame workshop and office building, which up until very recently accommodated an employment use (steel works use known as Gosport Engineering Company Ltd). The site is currently being developed as per planning permission granted in July 2010.
- 1.2 The surrounding area is mixed in character and consists largely of three storey terraces along Lordship which contain retail uses at ground floor level and residential accommodation above. Bruce Castle Road and Birkbeck Road contain two-storey residential terrace properties, with the exception of No 2. Bruce Castle Road, which is a stand alone property. The site is not located within a conservation area but is located close to Bruce Castle Conservation Area and Tottenham High Road Corridor Conservation Area. The site is located approximately 650m away from Bruce Grove Station and falls within a PTAL 3 area.

2. PLANNING PROPOSAL

- 2.1 The planning application is for the erection of a two-storey terrace of 5 x three bedroom units, the demolition of an existing two storey building on Bruce Castle Road and the erection of two storey building to match the existing, and for the demolition of existing buildings on Birkbeck Road and for the erection of 2 x two storey terrace houses.
- 2.2 The proposal is largely the same as the scheme approved in July 2010, but differs in terms of the Bruce Castle and Birkbeck Road frontages. The terrace of 5 x three bedroom units along the southern edge of the site are currently being built and are near completion.
- 2.3 The buildings now remaining on the site are three brick structures, which on close examination are of a very poor condition with little or no foundations. To the rear there is a brick and slate built Victorian building of single storey running along the rear of the site and interconnecting with a similar brick built two-storey building. The single storey buildings were used as workshops and the upper part of the two-storey building was used as kitchen and rest accommodation for employees. The whole of the rear ground floor section of the original Victorian buildings have been opened up and were supported by a steel frame and part of the industrial building, which has now been removed.
- 2.4 As per current application these Victorian workshop buildings are to be demolished, one of which is to be demolished and re-built and the others demolished and replaced with 2 x two storey terrace houses.

3. PLANNING HISTORY

3.1 Planning Application History

HGY/1999/1369 - Erection of and extension to existing entrance canopy. Installation of new rooflight. – Approved 07/12/1999

HGY/2010/0862 - Demolition of existing steel framed workshop and office building and erection of 2 storey terrace of 5 x three bedroom units with private gardens. Refurbishment of existing building to the rear and conversion to form 3 x two bedroom units – Approved 30/07/2010

3.2 Planning Enforcement History

None

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy

4.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.7 Renewable energy

4.3 Unitary Development Plan 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD7 Waste Storage
Policy UD8 Planning Obligations
Policy HSG1 New Housing Development
Policy HSG9 Density Standards
Policy HSG10 Dwelling Mix

Policy ENV13 Sustainable Waste Management
 Policy M4 Pedestrian and Cyclists
 Policy M10 Parking for Development

4.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance and Design Statements
 SPD Housing 2008
 SPG5 Safety by Design
 SPG8a Waste and Recycling
 SPG8b Materials
 SPG9 Sustainability Statement
 SPG10a The Negotiation, Management and Monitoring of Planning Obligations
 SPG10c Educational Needs Generated by New Housing

5. **CONSULTATION**

Internal	External
Ward Councillors Transportation Legal Building Control Transportation Waste Management	London Fire & Emergency Planning Authority 3-27 (o) Bruce Castle Road (including conversions) 2-24 (e), 3-23 (o) Birkbeck Road (including conversions) 38-42 (e) Lordship Lane, Flat a 38 Lordship Lane (including conversions) 25-63 (o) Lordship Lane (including conversions)

6. **RESPONSES**

5.1 Tottenham Police Station/ Crime Prevention

It is recommended that the new homes are built to Secured by Design standards. The Crime Prevention Design Advisers for Haringey Police can provide free, impartial advice and can be contacted on 02083452167

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

Background

7.1 As per the planning consent granted in July 2010 the proposal was for the demolition of the steel frame workshop and office building to the front of the site and the erection of a terrace of five new houses (3 bedroom). The proposal

was also for the refurbishment of the buildings to the rear of the site and conversion into 3 x 2 bed units.

- 7.2 As outlined in Officer Report in respect of this previous application the proposal involved the loss of the an employment use which had been actively marketed for a period of two years, and the proposed redevelopment of this site for residential use was considered acceptable as it was compatible with surrounding uses.
- 7.3 This previous consent is currently being implemented however there are two changes to the scheme in terms of the building forms which will front onto Bruce Castle and Birkbeck Road
- 7.4 The terrace of houses to front onto Lordship Lane, which are near competition, are staggered and sit at an angle to the road frontage. At the closest point the terrace is 3.5m away from the back edge of the pavement. In terms of the side frontages onto Bruce Castle Road and Birkbeck Road the terrace block is respectful of the building lines along these roads. These terrace properties are two-storeys with accommodation within the roof space and overall are 7.7m in height at roof ridge level. These terrace properties are designed with projecting bays and gables and pitched roofs. These terrace units are faced in brick (yellow stock with soft red banding) and render with slate roofs. These dwellings will also have timber framed windows top hung windows.
- 7.5 The metal railings to the front of the site have been kept and a strip of greenery between the frontage of these properties and the back edge of the pavement will be provided

Layout & Design

- 7.6 Upon more detailed inspection of the Victorian workshop buildings to the rear of the site, following the demolition of the workshop and office building, it was apparent that these had little or no foundations and were supported by the steel framed building. The existing stock brick walls are very fragile and the lime mortar between the bricks is perished and is very loose throughout. These buildings are in a very poor state of repair such that the intended conversion/ renovations would be very difficult
- 7.7 For this reason this proposal seeks to remove the building on Bruce Castle Road and rebuild the structure in matching materials on new foundations providing a unit on two floors with a roof.
- 7.8 On the Birkbeck Road frontage the proposal is to remove the two existing buildings and to build a pair of identically matching three bedroom terrace houses to be read as an extension/ completion to the terrace.
- 7.9 The frontages of the new terrace houses will be in keeping with the existing terrace as well as respecting the set back and building line of the terrace. The two additional family size units (with additional accommodation within the

roofspace) will have a gross internal area of 97 – 101 square metres and meet the floorspace standards as set out in SPD 'Housing'.

- 7.10 In terms of material the new houses will be predominantly brick construction, therefore providing a visual connection with the existing brick and render properties surrounding the site. The proposed rebuild structure will be built of reclaimed brick, therefore matching the existing building.
- 7.11 Overall the siting, design and form of the new terrace block to front onto Birkbeck Road and the replacement building to match the form and design of the Victorian workshop building, have been carefully considered and designed sensitively to be respectful to the character of the surrounding area. The proposal is considered to be in accordance with policies UD4 and SPG1a.

Landscaping

- 7.12 The frontages to the dwellings will have low railings, which will provide a clear ownership demarcation from the public footpaths as well as space for soft landscaping. Rear gardens will have patio areas directly outside doors from the living space and a soft landscaping area to the remaining area.

Access

- 7.13 The properties will be able to meet the access standards required by both Part M and Lifetime Homes due to the provision of level access throughout the site.

Highway & Transportation Issues

- 7.14 This site is in an area with medium public transport accessibility level and has not been identified within the Council's SPG as that with car parking pressure. It is also within walking distance of the busy bus route High Road, which offers some 68 buses per hour (two way), for frequent connection to and from Seven Sisters tube station. There is also the presence of W3 bus route on the nearby Northumberland Park which provides some 24buses per hour (two-way), for frequent connection to and from Wood Green tube station.
- 7.15 The issue of on-site car parking provision was considered in the previous application. Officers considered that given the nature of the site, the existing use on site and the traffic/ parking it generates, as well as the PTAL rating of the site, the provision of off street car parking spaces was not considered essential in this case.

Impact on Residential Amenity

- 7.16 As per the previous application the impact of the proposal on the amenity of the adjacent properties was considered to be negligible, as the proposal will not lead to adverse overlooking or loss of privacy to neighbouring properties. The new terrace fronting onto Lordship Lane will be over 15 away from the commercial/ residential properties located on the opposite side of the road.

While the proposed terraces properties will have windows at first floor level along the rear elevation, these will be landings, bathrooms, toilets (secondary windows) and as such can be obscure glazed to prevent overlooking into the gardens of the new units to be back.

Environmental & Sustainability Issues

7.17 As outlined in the Officers Report for the previous proposal, the scheme is sustainable through a number of means:

- Being a brownfield development;
- Accessible by public transport;
- Achieving High U values;
- Solar water heating provided for all units;
- Water conservation with grey water recycling and rain water harvesting;
- High efficiency boilers;
- Meeting Code 3 for Sustainable Homes.

Planning Obligations

7.18 As outlined in the Officers Report for the previous proposal a number of planning contributions were secured in respect of the development. An education contribution calculated in accordance with SPG 10a amounting to £46,000.00 was secured. A contribution of £20,000.00 for works involving the re-surfacing the footway along the relevant sections of Lordship Lane and Bruce Castle Road with the removal of the redundant vehicle crossovers was secured. These works will improve the conditions for pedestrians and will provide space for the provision of a Car Club bay.

7.19 While the current scheme increases the number of habitable rooms by two (i.e. the building on the Birkbeck Road frontage will now be 2 x 3 bed units rather than 2 x 2 bed units); this increase in habitable accommodation is not considered to be of a degree significant enough to reconsider / negotiate the contributions previously secured. However, for procedural reasons there will need to be a deed of variation to the current agreement to tie in the new application reference (HGY/2011/1254) with the signed S106 Agreement.

8. CONCLUSION

8.1 As per the previous consent for this site the loss of the previous employment use on site was considered acceptable and the development for residential use considered acceptable. The design and form of the new terrace block to front onto Birkbeck Road and the replacement building to match the form and design of the existing Victorian workshop building are considered acceptable and in keeping with its surrounding and the character of the area, and will provide good quality family size units.

8.2 As such the current scheme is considered to be in accordance with policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality

Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008). Given the above this application is recommended for APPROVAL

8. RECOMMENDATION

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2011/1254 subject to a pre-condition that the owners of the application site shall first have entered into a deed of variation to the current S106 Agreement and following completion planning permission be GRANTED in accordance with planning application no HGY/2011/1254 and the Applicant's drawing No's No.(s) 10-01-01-09 & 10-01-11 and subject to the following conditions:

IMPLEMENTATION

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 development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

EXTERNAL APPEARANCE / SITE LAYOUT

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development, including details of the boundary railings, hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

5. Notwithstanding any indication on the submitted drawings details of the siting and design of all new fencing or other means of enclosure, including the existing metal railings along the perimeter of the site to be repaired and maintained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The means of enclosure thereafter shall be erected in accordance with the approved details prior to the commencement of the use of the approved development

Reason: To ensure a satisfactory appearance for the development.

6. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

PERMITTED DEVELOPMENT

7. Notwithstanding the detail shown on the drawing the first floor window on the rear elevation of the proposed terrace shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of this adjoining residential property

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 of that Order shall be carried out on site

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

CONSTRUCTION

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm

on other days unless previously approved in writing by the Local Planning Authority

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

10. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

REASON FOR APPROVAL

The design and form of the new terrace block to front onto Birkbeck Road and the replacement building to match the form and design of the existing Victorian workshop building are considered acceptable and in keeping with its surrounding and the character of the area, and will provide good quality family size units. As such the current scheme is considered to be in accordance with policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', HSG9 'Density Standards', HSG10 'Dwelling Mix' of the adopted Haringey Unitary Development Plan 2006 and with supplementary planning guidance SPG1a 'Design Guidance and Design Statements', and the Council's 'Housing' Supplementary Planning Document (2008).

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

INFORMATIVE - Each of the three bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag. The two bedroom units will require storage for the following: 1x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag.

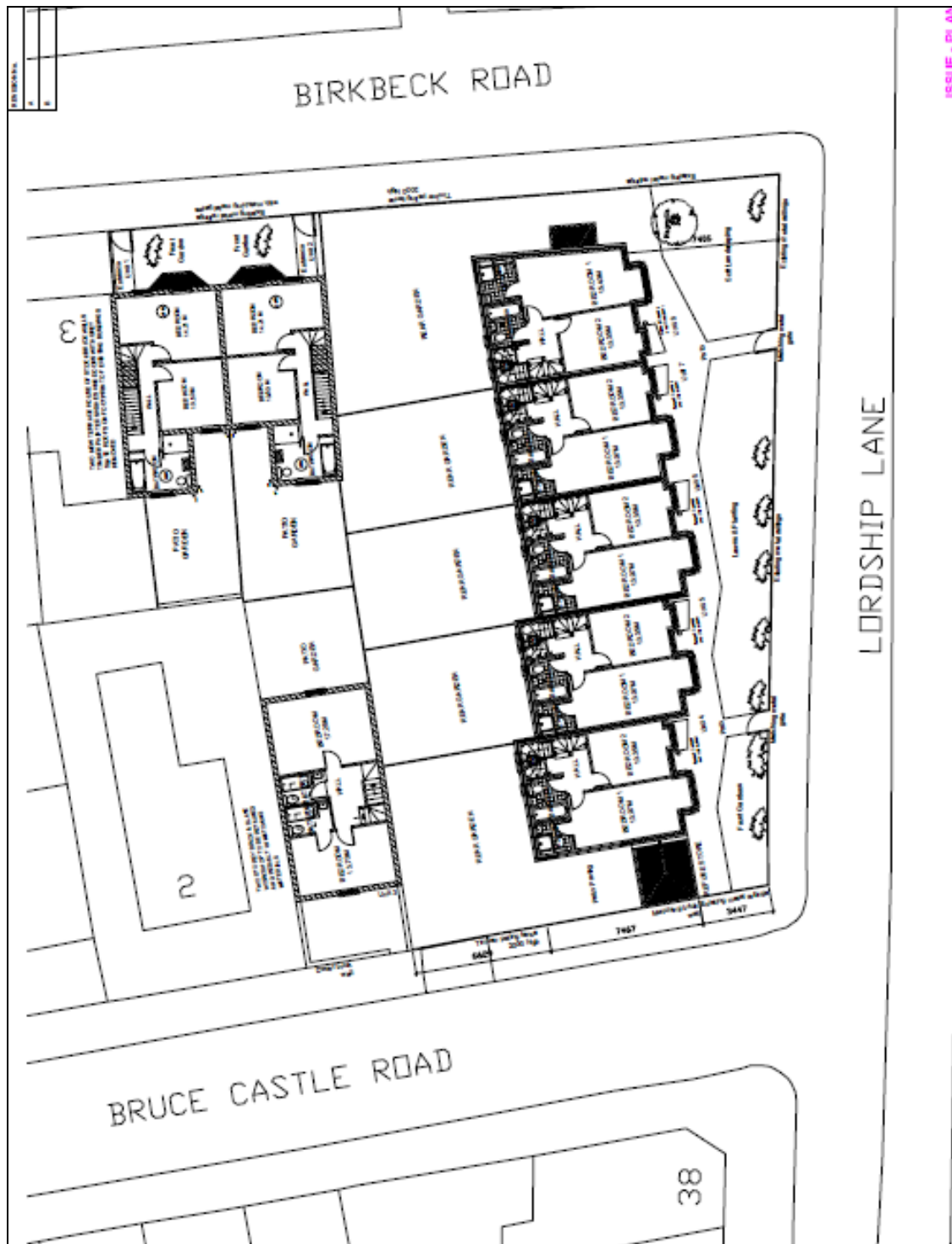


Figure 1; Proposed Site Layout