



## **1. SITE AND SURROUNDINGS**

- 1.1 The application site consists of 2 individual buildings currently part used as a garage and workshop. It sits on the southern end of a block that fronts the High Road between Norfolk and Rostrevor Avenue's. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining roads 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 an 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 an 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.

## **2. PLANNING HISTORY**

- 2.1 Planning Application History

Planning permission was refused in 2007 – HGY2006/0323 & HGY2006/0322 for erection of a part 4/5 storey building comprising a mix of one, two, three and four bed self contained flats with commercial units at ground floor level with parking at basement. The proposal was also dismissed on appeal – APP/Y5420/A/06/2024270.

Planning permission was granted in June for the demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level. (HGY/2008/0594)

- 2.2 Planning Enforcement History

There is no enforcement history on the site

## **3. RELEVANT PLANNING POLICY**

- 3.1 National Planning Policy

The policies relevant to the current proposal are as follows:

Planning Policy Statement 3: Housing. This policy paper provides guidance on a range of issues relating to the provision of housing. PPS3 states that Local planning authorities should:

Plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;

Secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need;

Avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes;

Introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.

Local planning authorities should therefore:

Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors.

### 3.2 London Plan

The London Plan has now been adopted by the Greater London Authority and forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year). Future target will include the more efficient use of existing stock as well as new-build.

### 3.3 Unitary Development Plan

UD3 General Principles – Outlines general development principles and the Council's requirements.

UD4 Quality Design – Sets the standard of design required on all new development within the borough.

CSV1 Development in Conservation Areas – Developmental proposals affecting conservation areas should preserve or enhance the historic character and qualities of the building and should recognise and respect the character and appearance of conservation areas.

CSV7 Demolition in Conservation Areas – The Council will seek to protect building within conservation areas, by refusing applications for their demolition if it would have an adverse impact on the character and appearance of the conservation area.

### 3.4 Supplementary Planning Guidance

SGP2 'Conservation and Archaeology'

#### 4. CONSULTATION

Statutory	Internal	External
	Transportation Group Cleansing Building Control Conservation Team Ward Councillors	<u>Amenity Groups</u> Tottenham CAAC Crime Prevention Officer  <u>Local Residents</u>  Total No of Residents <u>Consulted: 98</u>

#### 5. RESPONSES

##### 5.1 Conservation

I note one flat, Unit 3, has a single north facing aspect, which would be contrary to the Mayors Housing Design Guide. However as the proposals are not for affordable housing (they cleverly avoid the 10 unit threshold by having a large area of offices on the 1<sup>st</sup> floor), compliance with this is not required. We can however require that the housing provides figures to demonstrate adequate levels of daylight and sunlight as our Housing SPD 8.25 and 6, in accordance with “Site layout planning for daylight and sunlight: A guide to good practice”, P J Littlefair / BRE, 1991. Otherwise I think the proposal is elegant and appropriate, with decent standards of residential accommodation, a good site layout and well composed elevations.

##### 5.2 Local Residents

There has been no comment from local residents

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

6.1 The main issues in respect of this application are considered to be:

- Impact on the character and appearance of a conservation area

6.2 The buildings being in commercial use comprising of garages are of no architectural interest and does not contribute positively to the street scene and as such their demolition will be of no loss.

#### 7. CONCLUSION

7.1 The site and proposal is as described above.

7.2 The buildings has no architectural interest and does not contribute positively to the street scene and as such their demolition will be of no loss.

7.3 There has been no material change in the circumstances. The report reflects Government advice on renewing extant planning permissions and local residents comments and conservation and design officer’s comments It would therefore be appropriate to recommend that consent be granted for demolition.

## 8. RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to varied sec. 106 Legal Agreement

Applicant's drawing No.(s) 02,03,100,101,102,103,104,105,106,107

Subject to the following condition(s)

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 buildings being in commercial use comprising of garages does not have any architectural merit. Their demolition therefore would not be of any loss.