

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2011/0905	Ward: Muswell Hill
<p>Address: 72 - 96 Park Road N8</p> <p>Proposal: Application for a new planning permission to replace an extant planning permission HGY/2006/1839 for the erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units; including alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage; as later amended by planning application HGY/2008/0966.</p> <p>Existing Use: Commercial/Residential Proposed Use: Commercial/Residential</p> <p>Applicant: MrStephen Oratis Orantez Trading Ltd</p> <p>Ownership: Private</p>	
<p>Date received: 16/05/2011 Last amended date:</p> <p>Drawing number of plans: E01-00, 02-00, 02-01, 02-RF, 08-01, 08-02, P02-00B, 02-01B, 02-02B, 02-03B, 02-05A, 02-RF A, 08-04B, 08-05B, P-SCHED, 08-04, CN03-03, 04, 05, 03-03WEST, 03-01 WEST, 03-01 EAST & 03-02.</p>	
<p>Case Officer Contact: Tara Jane Fisher</p>	
<p>PLANNING DESIGNATIONS:</p> <p>Road Network: Classified Road</p>	
<p>RECOMMENDATION</p> <p>GRANT PERMISSION subject to conditions and to a Deed of Variation to the current S106 Agreement.</p>	
<p>SUMMARY OF REPORT: This application is to replace an extant Planning Permission reference number HGY/2006/1839 and later replaced with planning application HGY/2008/0966. This application is considered acceptable and is recommended for approval on the grounds that since the approval of the last application there have not been any overriding changes in Planning Policy or no new material considerations needed to be taken into account. The proposal for two additional floors to create nine residential units and commercial on the ground floor and first floor levels is considered acceptable.</p>	

1. SITE AND SURROUNDINGS

1.1 The application site is located on Park Road and on the corner with Lynton Road, just outside the Crouch End Conservation Area. At present the site comprises of a

two-storey detached warehouse building, with retail units on the frontage to Park Road which have in the last few years been refurbished. The surrounding area is mixed use and it includes residential, retail and offices.

- 1.2 Adjoining the site to the North-West is a four storey building comprising of retail and other commercial units on the ground floor with flats on the upper floors (Veryan Court). To the North-East of the site is a housing development comprising of 48 flats (The Grove). Directly opposite the site, on the other side of Park Road is residential properties comprising of two-storey flats.
- 1.3 Park Road is a narrow and heavily trafficked road. Lynton Road is used by heavy goods vehicles to gain access to the loading bay on the South-east side of the existing warehouse building to the rear. This road is also used for vehicular access to offices and studios at the rear of the warehouse building. The road is blocked off after that point and there is no direct vehicular access from Park Road to the residential properties along Lynton Road.

2. PLANNING HISTORY

2.1 Planning Application History

Planning-**HGY/2002/1877** -31-03-03-72-96 Park Road London –Erection of five storey building, reducing to three storeys and two-storeys on the north-west and south-east elevations, comprising one commercial unit and 40 residential units, with basement and ground floor parking for 57 cars and raised podium providing amenity area. (Amended scheme) –Resolved to approve subject to Section 106 Legal Agreement; however the Agreement was never signed by the applicant so no permission was granted.

Planning –**HGY/2004/1385**- GTD -31-08-04-72-94 Park Road London –Change of use from warehouse to retail at ground floor level to form 5 retail units and alterations at 1st floor level to form 2 separate office areas. Changes to fenestration –Was granted and implemented.

Planning-**HGY/2006/1839**-GTD-11-12-06-72 - 96 Park Road London -Erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units. Development includes alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage.

Planning-**HGY/2008/0966**-GTD-05-08-08-72-96 Park Road London -Amendments to planning application HGY/2006/1839, to include raising the height of the roof, reducing the size of one commercial unit, relocation of commercial waste and other external alterations to the fenestration and front dormer windows.

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable development
Planning Policy Statement 2: Housing

3.2 London Plan

- Policy 3A. 1 Increasing London’s Supply of Housing
- Policy 3A. 2 Borough housing targets
- Policy 3A. 4 Housing Choice
- Policy 4B.3 Maximising the potential of sites

3.3 Unitary Development Plan

- G1 Environment
- G2 Development and Urban Design
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD6 Mixed Use Developments
- HSG1 New Housing Development
- HSG10 Dwelling Mix
- M10 Parking for Development

3.4 Supplementary Planning Guidance / Documents

- SPG1a Design Guidance
- SPD Housing

4. CONSULTATION

Statutory	Internal	External
	Ward Councillors	<u>Local Residents</u> 1-6, 59a, 68, 70, 68a, 61, 63, 65, 67, 69, 71, 73, 75, 77, 1-3 59, FFF 1, 2, 3, SFF 1, 2, 3 59, FFF 1-4 59a, SFF 1-6 59a, FF, SFF 68, 68a, Park Road 1-28 (c) Veryan Court Park Road 29-45 (o) Lynton Road Works The Grove Unit @ 47 Lynton Road 1-6 Topsfield Close 1-48 (c) The Grove Lynton Road 37-55 (o) Palace Road

5. RESPONSES

5.1 Councillor Jenks has supported the comments of the objections of the local residents.

5.2 Local Residents

There have been objections received from 9 local residents on the following grounds:

- The development would be out of scale with the surrounding buildings and distort the environmental effect.
- The design is bland and would not add to the area.
- Five parking spaces is wholly inadequate
- Would increase the density in the area
- The height would be inappropriate in the area
- Unattractive design
- Will be oppressive and overbearing
- No plans attached

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 This application was received by the planning department under the procedure to apply for 'extensions to the time limits for implementing existing planning permissions'. The procedure was brought into force on 1 October 2009 via the Town and Country Planning (General Development Procedure) (Amendment No.3) (England) Order 2009 (SI 2009 No.2261) and the Planning (Listed Building and Conservation Areas) (Amendment) (England) Regulations 2009 (SI 2009 No.2262). This is a temporary measure that only applies to permissions granted before 1 October 2009 and which have not yet been implemented i.e. during the normal 3 year implementation period.

6.2 The accompanying guidance from central Government states that "while these applications should, of course, be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, local planning authorities should, in making their decisions, focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission." In the light of this advice, the main issue is whether changes to development plan policies or other material considerations are so significant as to justify a different decision to that taken in 2008.

6.3 This application follows on from a previous approval in 2008 which was for amendments to the approved scheme in 2006. In 2006 under reference number HGY/2006/1839 permission was granted for the erection of two further floors to the existing two storey building to create nine residential units and four additional commercial units and the provision of five car parking spaces. In 2008 this permission was superseded under reference HGY/2008/0966 by an application for amendments to Planning application HGY/2006/1839 to include raising the height of the roof, reducing the size of commercial unit, relocation of commercial waste and other external alterations to the fenestration and front dormer windows.

- 6.4 The plans to be approved as part of this current application are the plans submitted in 2008 and there are no changes or amendments to these plans. Since the approval of this previous application there has been no overriding changes to planning policy or new material considerations to take account of. As set out in the Officers report of HGY/2008/0966 the principle a mixed use development incorporating commercial units on the ground and first floors and residential on the two upper floors is accepted and remains the same. In the original application the main issues that were considered were the principle of residential, the height, bulk and scale of the building, the standard of accommodation, impact on adjoining properties, traffic and parking. These issues were extensively addressed and it was considered that overall the proposal would be a truly mixed use scheme that would incorporate residential units and more commercial units to an existing two-storey commercial building. The two additional storeys do not adversely affect the privacy and amenities of any adjoining properties or local residents. The overall bulk and scale of the building will not be out of keeping with the area as Park Road demonstrates many three and four-storey buildings, especially in the immediate locality and back up towards the town centre.
- 6.5 The size of the residential units and the provision of waste and parking have previously been addressed and found to be in compliance with the relevant SPD Housing document. The overall height of 13 metres is quite substantial; however the height of 13 metres will pose little issue with the privacy and amenities of the surrounding properties. The height will still mean that the application site is below the height of the adjoining building Veryan Court and therefore will not adversely affect the streetscene. Given that the building immediately adjacent is still higher than the proposed height and therefore considered acceptable.
- 6.6 There has been some criticism that the building is too bland in terms of design, however the property does not lie within a Conservation Area and the design does not adversely affect the building itself or the streetscene. The proposed building on the prominent corner will have a slightly curved appearance which will lessen any box like design when viewed from Lynton Road. The detailing of things such as fenestration and the dormer windows in the mansard roof do not materially harm the external appearance.

7. CONCLUSION

- 7.1 As there have been no changes to the proposed scheme in terms of layout, design and appearance since the previously approved application it is considered that the proposal is in accordance with the relevant planning policies. In addition the concerns and issues raised by local residents have previously been addressed and considered and it is felt that the proposal will pose minimal impact in terms of affect on amenity and the impact of design and the standard of accommodation. The proposal is therefore compliant with Policies UD3 General Principles, UD4 Quality Design, HSG1 New Housing Development, UD6 Mixed Use Development, SPG1a Design Guidance and SPD Housing of the Haringey Unitary Development Plan.

8. RECOMMENDATION

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2011/0905 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/2011/0905 and the Applicant's drawing No.(s) E01-00, 02-00, 02-01, 02-RF, 08-01, 08-02, P02-00B, 02-01B, 02-02B, 02-03B, 02-05A, 02-RF A, 08-04B, 08-05B, P-SCHED, 08-04, CN03-03, 04, 05, 03-03WEST, 03-01 WEST, 03-01 EAST & 03-02.

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 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.
3. The development hereby authorised requires the applicant to provide 2 x 1100 litres refuse and 1 x 1100 recycling bin for domestic purposes and shall not be abused by the commercial units.
Reason: In order to provide adequate domestic refuse and prevent the abuse of the domestic refuse storage by those in the commercial units.
4. Before the commencement of any works a secure area for 14 bicycles to be parked shall be submitted and approved in writing to the Local Authority.
Reason: In order to meet the requirement as requested by the Transportation Team.
5. The commercial unit shown on the plans hereby approved shall be used for purposes falling within Class A1 (shops), Class A2 (financial and professional services) or Class B1 (Business) only and shall not be used for any other purpose.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because uses within other classes are not necessarily considered to be acceptable.
6. The construction works of the development hereby granted 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.
7. The car parking spaces shown on the approved drawings shall be marked out on the site to the satisfaction of the Local Planning Authority and these spaces shall

thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing to the Local Planning Authority.

Reason: In order to ensure that adequate provision for car parking is made within the site.

8. Prior to the occupation of the residential units a scheme for the installation of bollards along the adjoining footway abutting the western and southeastern periphery of this site on Park Road and Lynton Road shall be submitted to and approved in writing by the Local Authority.

Reason: In order to prevent parking on the forecourt and improve the condition for pedestrians at this location.

9. The applicants must ensure that servicing lorries enter and exit Lynton Road from and onto Park Road respectively, in forward gear.

Reason: To minimise disruption to traffic and bus movements on Park Road.

INFORMATIVE: The development requires naming / numbering. Please contact Local Land Charges (tel. 0208 489 5573) at least 8 weeks before completion of the development to arrange allocation of suitable address(es).

REASONS FOR APPROVAL

The proposal is approved on the grounds that since the previous application there have been no overriding changes to Planning Policy or any new material considerations to take account of the proposal is found to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', UD6 'Mixed Use Development', HSG10 'Dwelling Mix' and SPD Housing of the Haringey Unitary Development Plan.