

1.0 IMAGES



Indicative Front/ Street Elevation



Indicative Front/ Street Elevation

3.0 SITE AND SURROUNDINGS

- 3.1 The application property is a car repair garage (car tyre and exhaust business) located on the eastern side of Archway and comprises of two buildings. The original building located to the rear, which runs parallel to the road, has a pitched roof with storage space in the loft area, while the front building sits at right angles to the road with a gable facing Archway Road. There is a full width crossover and a forecourt to front of the site which provides some off-street car parking spaces for this business. The site slopes steeply downwards from the front to the rear, and the rear building has a blank rear brick wall nearly 4 storeys high. Behind the site are 3-storey (including lower ground floors) terrace houses on Holmesdale Road. The site backs directly on to nos. 55 and 57. Each house has habitable room windows in the end of the rear extensions facing the high boundary wall, with 15m deep rear gardens.
- 3.2 To the north of the site is a long uniform 3-storey terrace of houses with full height front bays and long 4-storey (due to the fall in the land) “outrigger” extensions, with about 5m between the extensions and the rear boundary. This terrace is called ‘Prestwood Mansions’ and is possibly named after the ‘Prestwood Cottage’ seen in this site on the 1875 Ordinance Survey Map. The terrace has canted bay on each floor and original front doors, most of which still have stained glass in them, and all the porches have original brightly coloured tiles up to waist height. These terraces were designed as flats. There are no shops on the ground floor except for the last three houses on the corner of Holmesdale Road. Adjoining the site to the south is Cholmeley Evangelical Church, which has a relatively modern 2-storey frontage.
- 3.3 Archway Road is a very busy arterial road that has been designated as a Priority (Red) Route. It is generally densely developed, with a mixture of residential and commercial properties along each side of the road. Many of the properties along Archway Road and on the streets to the east and west of this arterial route have been converted into flats. The application site falls within the Archway Road Restricted Conversion Area. The application site is approximately 500m away from Highgate Tube Station.
- 3.4 The site also falls within the extensive Highgate Conservation Area; which is largely residential in character, with terraces of houses on streets to the west and east of Archway Road. These terrace houses are substantial Victorian terraces with good proportions and strongly consistent detailing with vertical emphasis to front elevations.

4.0 PROPOSAL

- 4.1 This application seeks Conservation Area consent for demolition of the existing workshop and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden areas to front and rear. A separate application for full planning permission is simultaneously under assessment (HGY/2011/2229).

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2006/2223 - Demolition of existing single storey garage building and erection of 3 storey building with rooms in roof comprising 1 x one bed and 6 x two bed self contained flats with associated parking – Refused 13/02/2007

HGY/2011/2229 - Demolition of existing workshop and erection of new 3 storey block to provide 2 x 3 bedroom and 5 x 2 bedroom self contained units incorporating garden areas to front and rear - PENDING

5.2 Planning Enforcement History

No history

6.0 RELEVANT PLANNING POLICY

6.1 National Planning Policy

Planning Policy Statement: 5 Planning for the Historic Environment

6.2 London Plan 2011

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.9 Heritage-led regeneration

6.3 Haringey Unitary Development Plan (2006)

G10 Conservation

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

6.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

7.0 CONSULTATION

6.1 As per application HGY/2011/2229

8.0 RESPONSES

7.1 As per application HGY/2011/2229

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 8.1 The proposal is for the demolition of an existing workshop building on this site. The demolition would cause no harm to the character of the locality as the existing building is of no special merit and does not contribute positively to the character of the conservation area. Therefore the demolition of the building, provided the replacement development preserves the character of the Conservation Area, is deemed acceptable in principle.
- 8.2 The detail and design of the replacement building has been assessed under planning ref: HGY/2011/2229. 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 requirements of policies CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation & Archaeology' of the Haringey Supplementary Planning Guidance and Documents. On this basis, it is recommended that Conservation Area Consent be GRANTED subject to conditions.

9.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT subject to conditions

Applicant's Drawing Numbers: pB1106:1-5 Incl.

Application Ref: HGY/2011/2231

Subject to the following conditions:

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 building is acceptable given it is of no particular merit in itself and does not positively contribute to the character of the conservation area. The siting, design, form, detailing of the proposed building is also considered acceptable. Overall the proposed development 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.