

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/1577	Ward: Highgate
<p>Address: The Channing School Highgate Hill N6 5HF</p> <p>Proposal: Conservation Area Consent for demolition of existing sports hall and provision of rear building to provide new indoor sports, music and performing arts facilities together with associated landscaping works.</p> <p>Existing Use: School D1 Use Proposed Use: School D1 Use</p> <p>Applicant: Mr R Hill The Channing School</p> <p>Ownership: Private</p>	
<p>Date received: 10/08/2011 Last amended date: 23rd January 2012</p> <p>Drawing number of plans: 719.EX 001, 719.EX 221, 719.EX 401, 719.PL001, 719.PL002 Rev B, 719.PL101 Rev A, 719.PL102 Rev B -104 Rev B, 719.PL 201 Rev B- 203 Rev B, 719.PL 211 Rev B - 213 Rev B, 719.PL221 Rev B, 719.PL 301 Rev B- 302 Rev B, 719.PL 401-404, 719.PL 501.</p>	
<p>Case Officer Contact: Matthew Gunning</p>	
<p>PLANNING DESIGNATIONS: Road Network: C Road & Conservation Area</p>	
<p>RECOMMENDATION: GRANT CONSERVATION AREA CONSNET</p>	
<p>SUMMARY OF REPORT:</p> <p>This application is for conservation area consent for the demolition of existing sports hall and provision of rear building to provide new indoor sports, music and performing arts facilities together with associated landscaping works. It is accepted that the existing sports hall building is of no architectural merit and that it does not have a positive contribution on the conservation area itself. The siting, design, form, detailing of the proposed building is also considered acceptable. Overall the proposed development will preserve 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>	

2.0 SITE AND SURROUNDINGS

2.1 As per application HGY/2011/1576

3.0 PLANNING HISTORY

3.1 As per application HGY/2011/1576

4.0 RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement: 5 Planning for the Historic Environment

4.2 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

4.3 Haringey Unitary Development Plan (2006)

G10 Conservation

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

CSV7 Demolition in Conservation Areas

4.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

5.0 CONSULTATION

5.1 As per application HGY/2011/1576

7.0 RESPONSES

5.1 As per application HGY/2011/1576

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The proposal is for the demolition of the existing sports hall which is well set back from The Bank / Highgate Hill such that it is not openly visible. It is accepted that this building is not of architectural. Its demolition would therefore 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 and appearance of this part of the conservation area.

8.2 The detail and design of the new buildings are outlined under planning ref: HGY/2011/1576. Overall the architectural quality of the proposed development is considered to be acceptable so preserving the character of the conservation area. As such the proposal 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 this application is recommended for APPROVAL.

13.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and/or subject to sec. 106 Legal Agreement / REFUSE PERMISSION

Applicant's drawing No.(s) 719.EX 001, 719.EX 221, 719.EX 401, 719.PL001, 719.PL002 Rev B, 719.PL101 Rev A, 719.PL102 Rev B -104 Rev B, 719.PL 201 Rev B- 203 Rev B, 719.PL 211 Rev B - 213 Rev B, 719.PL221 Rev B, 719.PL 301 Rev B- 302 Rev B, 719.PL 401-404, 719.PL 501.

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 replacement buildings are 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.