

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0388

Ward: Crouch End

Date received: 24/02/2006

Last amended date:

Drawing number of plans : PP01C-02-03-04-05-06-07-10F-11B-12B13B-14-15D 16-17-18-19-20-21-22 -23- 24-25-26D -27D-28D-29D-30-31-32-33B-34B-35 Alan Baxter & Associates Highways and Transportation Report:Supplementary Parking Report:Tree Report Marishal Thomson & Co. planning application statement and conservation area statement.

Address: Land To The Rear of Rear Of 60 - 88 Cecile Park N8

Proposal: Conservation Area Consent for the demolition of existing garages and erection of 4 x part single, part two storey houses together with six replacement garages. This application is duplicate of HGY/2006/0389.

Existing Use: Garages

Proposed Use: Residential

Applicant: Paul Simon Developments Ltd.

Ownership: Private

PLANNING DESIGNATIONS

R - BOROUGH
Conservation Area

Officer Contact: Frixos Kyriacou

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions.

SITE AND SURROUNDINGS

Refer to planning application HGY/2006/0385, the previous item on the agenda.

PLANNING HISTORY

Refer to planning application HGY/2006/0385, the previous item on the agenda.

DETAILS OF PROPOSAL

This application relates specifically to the removal 38 lock up garages.

CONSULTATION

Refer to planning application HGY/2006/0385, the previous item on the agenda.

RESPONSES

Refer to planning application HGY/2006/0385, the previous item on the agenda.

RELEVANT PLANNING POLICY

Refer to planning application HGY/2006/0385, the previous item on the agenda.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Policy DES 2.4 (1998) states permission would not normally be granted for demolition where the building positively contributes to the character and setting of the conservation.

The policy lists a number of criteria against which such planning applications will be assessed it states a building may not have any great architectural merit, but may contribute to local character through its contribution to local historic plot lay-out, mix of uses, local materials, locally appropriate scaling and contribution to local vistas and townscape character.

In relation to this issue, it is clear the buildings themselves have very little architectural merit and that the mix of uses is not a strong consideration. However, the main contribution of the site is to the open character of the backland site within the conservation area. The gaps between the terraces provides a setting for the rear of the buildings.

Criteria 2 requires acceptable proposals to be in place for a replacement development prior to demolition, this to ensure the site is not demolished and left in an unkempt manner.

Policy CV3 Protection From Demolition of the Revised UDP, states that the Council will protect buildings within the Conservation Areas by refusing applications for demolition if it will have an adverse impact on the historic character and appearance of the conservation area.

PPG 15 provides more guidance in paragraph 4.27 it states “ where a building makes little or no such contribution (ie a positive contribution) – the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment .”

Planning Report 2006/0385 (see also conservation officer comments) identifies that the replacement scheme would preserve the character and appearance of the conservation area. Transportation has confirmed that there will not be an adverse impact on the highways and therefore substantiating a knock-on –effect for the conservation area in terms of parking issues would be difficult to . However residents reports and studies make it clear that the loss of garages is likely to lead to an increased demand for front parking in gardens and loss of walls.

SUMMARY AND CONCLUSION

The proposes demolition would therefore result in the demolition of buildings which make little contribution to the conservation area and Planning Application HGY/2006/0385 would introduce an acceptable form of development which would preserve the character and appearance of the Crouch End Conservation Area in accordance with UDP (1998) DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings In Conservation Areas and CSV3 Protection From Demolition (Revised UDP).

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2006/0388

Subject to the following condition:

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to safeguard the special architectural or historic interest of the building.

REASONS FOR APPROVAL

The proposed demolition would result in the demolition of buildings which make little contribution to the conservation area and Planning Application HGY/2006/0385 would introduce an acceptable form of development which would preserve the character and appearance of the Crouch End Conservation Area in accordance with UDP (1998) DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings In Conservation Areas and CSV3 Protection From Demolition (Revised UDP).