

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

<b>Reference No:</b> HGY/2011/1637	<b>Ward:</b> Northumberland Park
<b>Address:</b> 865 High Road N17 0AA	
<b>Proposal:</b> Conservation Area Consent for demolition of existing single storey ground floor extension.	
<b>Existing Use:</b> Ground Floor Retail/Commercial; First Floor: Retail/Commercial	
<b>Proposed Use:</b> Ground Floor Retail/Residential; Upper Floors: Residential	
<b>Applicant:</b> Tottenwell Ltd	
<b>Ownership:</b> Private	

DOCUMENTS
Title
Design and Access Statement (May 2012)

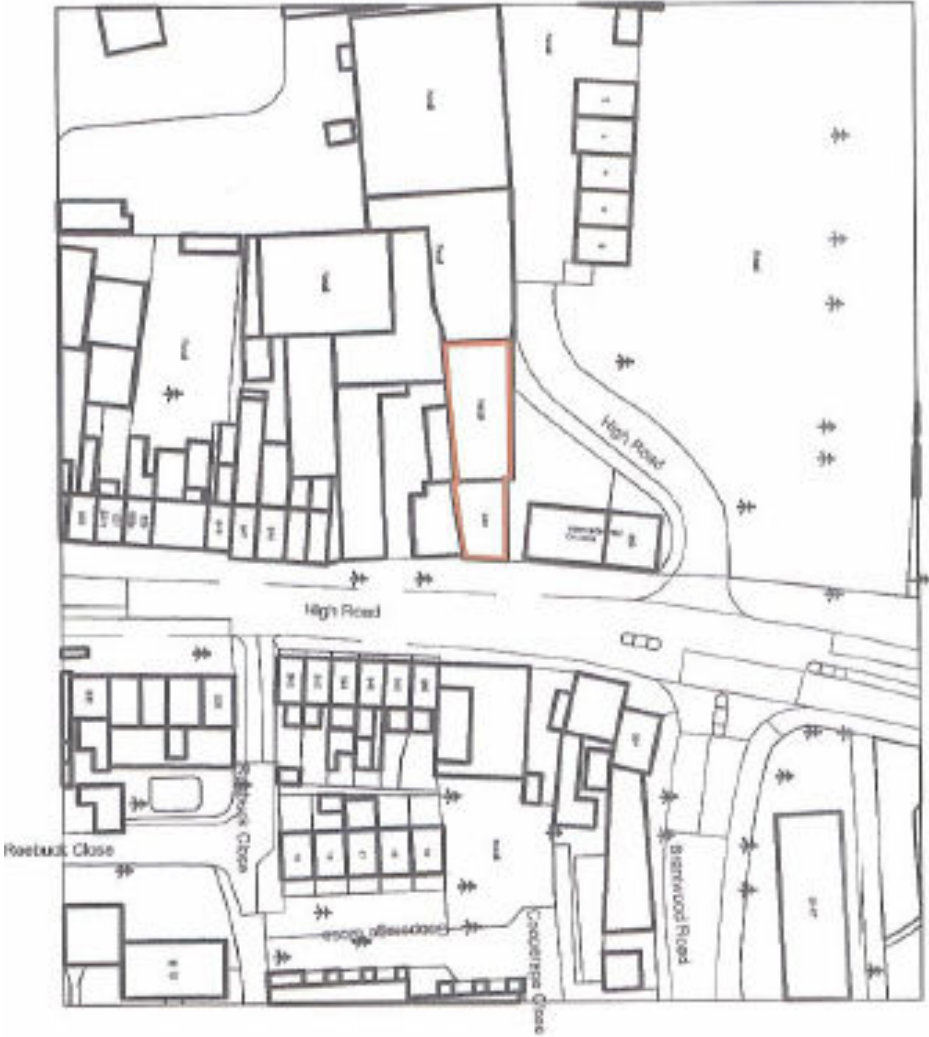
PLANS		
Plan Number	Revision	Plan Title
001	P2	Site Location Plan
0226/01		Existing Ground Floor Plan
0226/02		Existing First Floor Plan
0226/03		Existing Elevations
0226/04		Existing Elevations
0226/05	A	Proposed Ground Floor Plan
0226/06		Proposed First Floor Plan
0226/07		Proposed Second Floor Plan
0226/08	A	Proposed Third Floor Plan
0226/09	A	Proposed Front Elevation

<b>Case Officer Contact:</b> Michelle Bradshaw P: 0208 489 5280 E: <a href="mailto:michelle.bradshaw@haringey.gov.uk">michelle.bradshaw@haringey.gov.uk</a>
--

<b>PLANNING DESIGNATIONS</b>  Area of Archaeological Importance Conservation Area Locally Listed Building
---

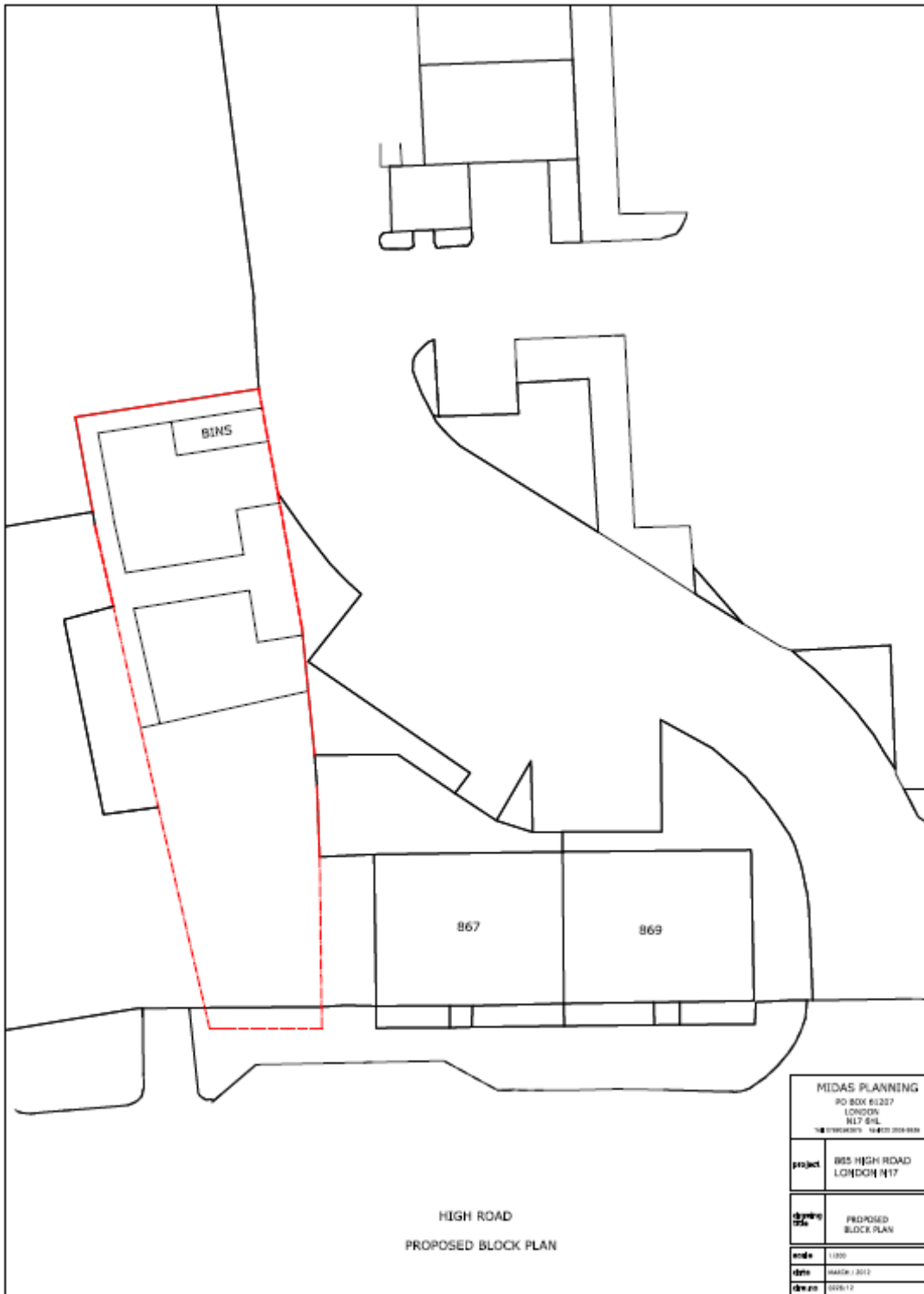
<b>RECOMMENDATION</b> GRANT CONSERVATION AREA CONSENT subject to conditions
--

1.0 SITE PLAN

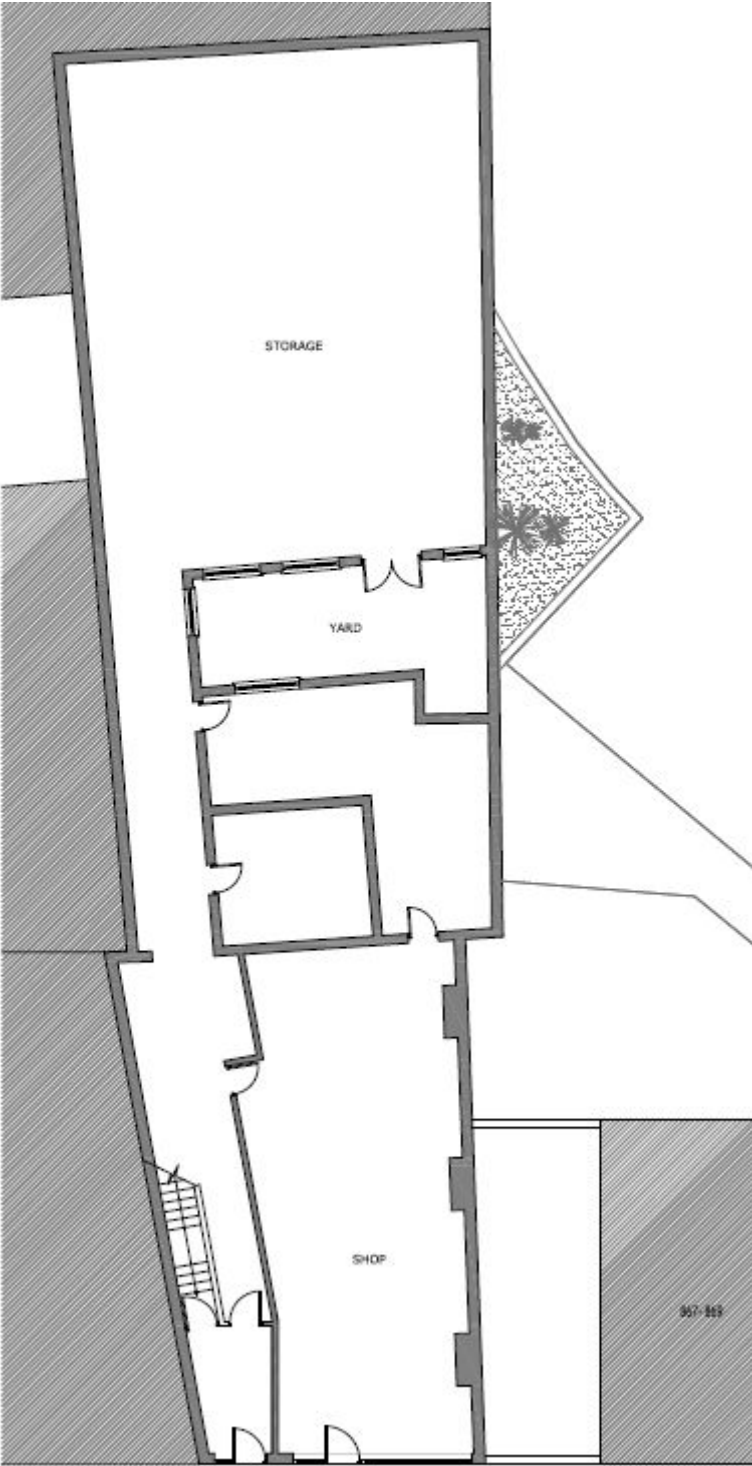


## 2.0 IMAGES

### Proposed Block Plan



Existing Floor Plans – Ground Floor



EXISTING GROUND FLOOR PLAN

### **3.0 SITE AND SURROUNDINGS**

- 3.1 The application site is located at 865 High Road, N17 in the Northumberland Park ward. The site is approximately 0.0385 hectares and is located on the western side of the High Road, in close proximity to the junction of Brantwood Road. To the north is a large three storey Grade II Listed Edwardian building, Pickfords Yard and Sainsbury's Supermarket. To the south of the site is a timber yard. Opposite the site is a public house and three storey commercial building with Barclays Bank on the ground floor.
- 3.2 The building is a two storey detached Victorian building constructed of red brick with vertically sliding sash windows at first floor level with segmental brick arches and decorative keystones over. The building has been extended over time at the ground floor with a number of single storey additions to the rear of the main building. The ground floor is used as a shop with commercial storage and yard to the rear and vacant commercial use at first floor level above the shop.
- 3.3 Number 865 High Road was designated as a locally listed building on 27th January 1997. Immediately adjacent at No's 867 and 869 High Road are a pair of early 18th Century Grade II listed buildings. The site is located within the Tottenham High Road Conservation Area and is an area of designated Archaeological Importance.
- 3.4 There is a brief reference to No. 865 in paragraph 4.7 of the adopted local area character appraisal as follows: "The adjacent two storey building, No. 865, is a locally listed red brick building with a prominent projecting cornice at parapet level. However the buildings façade is disrupted by brightly coloured canopies and large picture windows at ground level. It is adjoined to the south by a timber depot that includes a group of unattractive single and two storey buildings that detract from the street scene".
- 3.5 The site is located within a medium Public Transport Accessibility Level (4) and has access to regular bus services. The site is located on High Road Tottenham, which is a busy bus route offering some 68 buses per hour (two-way), for frequent connection to and from Seven Sisters underground station. Furthermore the W3 bus route is also within reasonable walking distance and provides some 24 buses per hour (two-way), for frequent connection to and from Wood Green underground station.

### **4.0 PLANNING HISTORY**

Planning History as per HGY/2011/1636

### **5.0 RELEVANT PLANNING POLICY**

The planning application is assessed against relevant National, Regional and Local planning policy, including relevant:

#### **National Planning Policies**

##### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in March 2012. This document rescinds the previous national planning policy statements and guidance.

## **Regional Planning Policies**

### The London Plan 2011 (Published 22 July 2011)

Following consultation in 2008, the Mayor decided to create a replacement Plan rather than amend the previous London Plan. Public consultation on the Draft London Plan took place until January 2010 and its Examination in Public closed on 8 December 2010. The panel report was published by the Mayor on 3<sup>rd</sup> May 2011. The final report was published on 22<sup>nd</sup> July 2011. The London Plan (July 2011) is now the adopted regional plan.

## **Local Planning Policies**

### Haringey Unitary Development Plan (Adopted 2006)

### Haringey Supplementary Planning Guidance and Documents

### Haringey Local Development Framework – Draft Local Plan and Proposals Map (Published for Consultation May 2010; Submitted for Examination March 2011)

Haringey's draft Local Plan: Strategic Policies (formerly Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The first session of EiP hearings ran from 28th June 2011 until 7th July 2011. Following discussions at these hearings, the Council carried out an additional consultation on fundamental changes to the Core Strategy in Sept-Nov 2011. The outcomes of which resulted in an additional hearing on 22nd February 2012.

In response to the National Planning Policy Framework (NPPF) (27th March 2012) and the Planning Policy for Traveller Sites (PPTS) (6th April 2012), the Council are undertaking a borough-wide consultation seeking comments on the implications of the NPPF and the PPTS on Haringey's Local Plan. This consultation will take place from 27th April - 13th June 2012. Following this the Inspector will indicate when the Council should expect to receive the final report. As a matter of law, some weight should be attached to the Local Plan: Strategic Policies, which is still under examination, however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

### Haringey Draft Development Management Policies (Published for Consultation May 2010)

The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The proposed submission draft is expected to be ready for public consultation in early 2013. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

### National Planning Policy

National Planning Policy Framework - The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

### 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

#### Haringey Unitary Development Plan (2006)

G10 Conservation  
CSV1 Development in Conservation Areas  
CSV2 Listed Buildings  
CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas  
CSV8 Archaeology

#### Supplementary Planning Guidance

SPG2 Conservation and Archaeology

### **6.0 CONSULTATION**

As per HGY/2011/1636

### **7.0 RESPONSES**

As per HGY/2011/1636

### **8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION**

- 8.1 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF notes that not all elements of a Conservation Area will necessarily contribute to the significance of that Conservation Area. The loss of a building should be considered in respect to whether its loss would cause substantial or less than substantial harm to the heritage asset.
- 8.2 The NPPF states, “Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.
- 8.3 Policy CSV1 of the Council’s UDP requires proposals affecting Conservation Areas to “preserve or enhance the historic character and qualities of the buildings” and “recognise and respect the character and appearance of Conservation Areas”. Furthermore, under Policy CSV7 “the Council will seek to protect buildings 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”. Haringey’s draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted.

- 8.4 As outlined in the report for the accompanying planning application HGY/2011/1636 the property is locally listed, is situated within a conservation area and is directly adjacent to a statutorily listed Grade II building.
- 8.5 Officers consider the existing ground floor extension makes a neutral contribution to the appearance and character given it is not highly visible from public domain of Tottenham High Road. As such the loss of this non-original rear extension will cause less than substantial harm to it. The principle of a replacement building on site is valid, subject to replacement building being of more or equal benefit to the conservation area.
- 8.6 The proposed replacement building will be of a high-quality design which will serve to preserve the character and appearance of this part of the conservation area. The proposal will sit comfortably in the urban grain of the streetscene and will incorporate fenestration detailing which will harmonise with the adjacent listed building.

## 9.0 CONCLUSION

- 9.1 In this instance, it is considered that there isn't a loss of significant heritage assets as a result of the demolition of the non-original single storey rear extension, and the conservation area and its setting will be preserved by the redevelopment of this site.
- 9.2 On the basis of the above it is not considered that the demolition of the extension would cause any degree of harm to the significance of the Conservation Area, subject to the approval and implementation of the associated full planning application (HGY/2011/1636).

## 10.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT subject to conditions

Applicant's drawing No's:

DOCUMENTS
Title
Design and Access Statement (May 2012)

PLANS		
Plan Number	Revision	Plan Title
001	P2	Site Location Plan
0226/01		Existing Ground Floor Plan
0226/02		Existing First Floor Plan
0226/03		Existing Elevations
0226/04		Existing Elevations
0226/05	A	Proposed Ground Floor Plan
0226/06		Proposed First Floor Plan
0226/07		Proposed Second Floor Plan
0226/08	A	Proposed Third Floor Plan
0226/09	A	Proposed Front Elevation



Subject to the following conditions:

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. 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 full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy

#### REASONS FOR APPROVAL

The demolition of single storey rear extension is acceptable in principle as this part of the building has a neutral contribution on the character of conservation area and the loss will cause less than substantial harm to, Tottenham Conservation Area. Subject to conditions, the demolition is acceptable and accord with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.