

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/0555	Ward:
Address: 29/31 Aylmer Road N2 0BS	
Proposal: Conservation Area Consent for 29/31 Aylmer Road and erection of a part 4/ part 5 storey building comprising of 9 self contained flats to provide 6 x 2 bedroom apartments and 3 x 3 bedroom apartments. Provision of 14 covered car parking spaces, 1 visitor's space, cycle parking and associated landscaping	
Existing Use: Residential	Proposed Use: Residential
Applicant: C/O Agent	
Ownership: Private	
Date received: 20/03/2012 Last amended date:	
Drawing number of plans: 017_010,020,021,100,200,201,202,203,204,300,301,302,303 & 400.	
Case Officer Contact: Matthew Gunning P: 0208 489 5280 E: matthew.gunning@haringey.gov.uk	
PLANNING DESIGNATIONS: Conservation Area	
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT subject to conditions	
SUMMARY OF REPORT: This application is for conservation area consent for the demolition of a pair of semi detached dwellings (29 & 31 Aylmer Road), and sits with an accompanying planning application HGY/2012/0554 for the redevelopment of this site to provide a part 4/ part 5 storey building to accommodate 9 self contained flats with parking at lower ground/ basement level. It is accepted that the existing dwellings make a modest but neutral contribution to the appearance and character of this part of Highgate conservation area and as such their loss will cause less than substantial harm. The siting, design, form, detailing of the proposed building is also considered acceptable. 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. This application is therefore recommended for approval.	

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2012/0554

2.0 PROPOSAL

2.1 This application is for conservation area consent for the demolition of a pair of houses at 29 & 31 Aylmer Road and forms part of an accompanying planning application HGY/2012/0554 for the redevelopment of this site to provide a part 4/ part 5 storey building to accommodate 9 self contained flats with parking at lower ground/ basement level.

3.0 PLANNING HISTORY

As per HGY/2012/0554

4.0 RELEVANT PLANNING POLICY

National Planning Policy

4.1 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
CSV5 Alterations and Extensions in Conservation Areas
CSV7 Demolition in Conservation Areas

Supplementary Planning Guidance

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2012/0554

6.0 RESPONSES

As per HGY/2012/0554

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

- 7.1 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.
- 7.2 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”.
- 7.3 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
- 7.4 As outlined in the report for the accompanying planning application HGY/2012/0554 this part of the conservation area, its periphery, is characterised by larger high rise and detached properties of diverse architectural themes and styles.
- 7.5 This pair of houses’ have a symmetrical arrangement and are of brick and tile construction with painted timber windows. The houses are plain in appearance and because of their diminutive size and the manner in which they sit below the road level and the flatted developments of Miriam Court and Whittington Court to the east, they are not openly visible.
- 7.6 Officers consider the existing dwellings make a modest but neutral contribution to the appearance and character of this part of Highgate Conservation Area and as such their loss 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.
- 7.7 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 satisfactory landscaping to the front and rear of the building.

8.0 CONCLUSION

- 8.1 In this instance, it is considered that there isn’t a loss of significant heritage assets as a result of the demolition of this pair of houses, and the conservation area and its setting will be preserved by the redevelopment of this site, as it will replace

buildings of modest quality with a modern building of high quality design and high quality materials, more a kin to pattern of development in the immediate area.

- 8.2 On the basis of the above it is not considered that the demolition of the buildings would cause any degree of harm to the significance of Highgate Conservation Area, subject to the approval and implementation of the associated full planning application.

9.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT subject to conditions

Applicant's drawing No.(s) 017_010,,020,021,100,200,201,202,203,204,300,301, 302,303 & 400 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: 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 demolition of buildings on this site is acceptable in principle as they have a neutral contribution on the character of, and their loss will cause less than substantial harm to, Highgate Conservation Area. Subject to conditions, their 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'.