

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

Planning Committee 28TH June 2012

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2236		Ward: Highgate
Address: 6a Grange Road N6 4AP		
Proposal: Demolition of existing house and erection of a 2 storey, 5 bedroom house with rooms at basement level and in the roofspace.		
Existing Use: Residential		Proposed Use: Residential
Applicant: MrS. Hassan Cape Construction		
Ownership: Private		
PLANNING DESIGNATIONS: Conservation Area		
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT subject to condition		
PLANS		
Plan Number	Revision	Plan Title
101		Existing Ground Floor Plan
102		Existing First Floor Plan
104		Existing Rear Elevation
105		Existing Side Elevations
201	1	Proposed Basement Plan
202	1	Proposed Ground Floor Plan
203	1	Proposed First Floor Plan
204	1	Proposed Second Floor Plan
206	1	Proposed Front Elevation
209	1	Proposed Rear Elevation
205		Proposed Section A-A
208		Proposed North Elevation
207		Proposed South Elevation
Case Officer Contact: Tara-Jane Fisher P: 0208 489 5540 E: tara-jane.fisher@haringey.gov.uk		

SUMMARY OF REPORT: The proposal is for Conservation Area Consent for the demolition of the existing dwelling. This application sits alongside an accompanying planning application HGY/2011/2236 which seeks permission to rebuild the existing dwelling with the erection of a new two-storey pitched roof dwelling with rooms in the basement level and in the roofspace. The existing building makes a limited contribution to the character and appearance of the area and Grange Road as a whole. The replacement building will have a traditional two-storey design with rooms in the roof level and a more contemporary rear elevation. As such Officers consider that the proposed dwelling will preserve the character and appearance of the Highgate Conservation Area.

1.0 SITE AND SURROUNDINGS

1.1 The application site is located on the Western side of Grange Road, which is situated off North Hill. The application site lies within the Highgate Conservation Area. The site is a two-storey semi-detached dwelling with a mono pitched roof. The property has a mixture of large glazing, brickwork render and hanging tiles. The property has a front garden area that is bounded by a low hedge and includes an area of hardstanding and a car port.

1.2 Grange Road has a mixture of architectural styles, consisting of a mix of modern and traditional house types. The traditional house types are predominantly large brick built with pitched roof with rooms in the roof space. Along this end of the road/corner with View Road is a relatively newly built part two-storey, part three storey modern dwelling. Also behind this property and behind the application site permission has also been granted for the erection of a three-storey contemporary building.

2.0 PROPOSAL

2.1 The proposal is for Conservation Area Consent for the demolition of the existing dwelling house on the site. This application sits alongside an accompanying planning application HGY/2011/2236 which seeks permission to rebuild the existing dwelling by erecting a two storey, 5 bedroom house with rooms at basement level and in the roofspace.

3.0 PLANNING HISTORY

3.1 Planning Application History

Planning-[HGY/1993/0359](#)-GTD-02-06-93-6A Grange Road London -Erection of roof extension to provide studio and bathroom at second floor level including alterations to front and rear elevations.

Planning-[HGY/1998/0356](#)-REF-02-06-98-6A Grange Road London -Extension of extant planning permission Ref HGY/46356 under Regulation 3.3 of Town & Country Planning Regulations 1988 to erect a roof extension at second floor level and alterations to front and rear elevations.

Planning-[HGY/2004/0174](#)-GTD-17-02-04-6A Grange Road London -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24 March 1999.

Planning-[HGY/2008/0440](#)-WDN-21-10-09 Demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level. Appeal against non-determination-Dismissed.

Planning-**HGY/2008/0441**-WDN-21-10-09 Conservation Area Consent for the demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level.

Planning-**HGY/2009/0049**-GTD-17-02-09-6A Grange Road London -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24th March 1999.

Planning-**HGY/2011/0028**-WDN-25-02-11-6a Grange Road London -Conservation Area Consent for demolition of existing house and erection of a 3 storey, five bedroom dwellinghouse with rooms at basement level

4.2 Planning Enforcement History

No enforcement history

5.0 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.

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

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2011/2236

6.0 RESPONSES

As per HGY/2011/2236

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 The proposal is effectively to rebuild with a traditional two-storey pitched roof design to the front elevation and a more modern contemporary rear elevation. The proposed dwelling respects the established building lines along this part of the road and has been designed to align with these and will be the same width as the existing dwelling, whilst preserving the existing gaps between the site and the adjacent properties.
- 7.5 As outlined in the report for the accompanying planning application HGY/2011/2236, Grange Road comprises of a variety of housing types and forms ranging from contemporary dwellings to more traditional pitched roof designs. Many properties along Grange Road have been extended extensively significantly altering their appearances.
- 7.6 Officers consider that the existing dwelling makes a limited contribution to the character and appearance of the Highgate Conservation Area and as such its loss will cause less than substantial harm to it. The proposed replacement building will have a design that respects the surrounding properties and will serve to preserve the character and appearance of this part of the Conservation Area.

8.0 Conclusion

- 8.1 In this instance, it is considered that there wont be a loss of significant heritage assets as a result of the demolition of this house and the redevelopment of this site

will preserve the setting of the Conservation Area as it will be replaced with a building of modest quality with acceptable design.

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

9.0 RECOMMENDATIONS

GRANT PERMISSION CONSERVATION AREA Consent subject to approved drawings Applicant's drawing No.(s) 101, 102, 104, 105, 201REV 1, 202 REV 1, 203 REV 1, 204 REV1, 205, 206 REV 1, 207, 208 & 209 REV 1.and the following condition(s)

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 the building on this site is acceptable in principle as it makes a limited contribution on the character and appearance of Highgate Conservation Area. Subject to conditions, demolition is acceptable and accords 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'.