

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

**Reference No:** HGY/2012/0929

**Ward:** Crouch End

**Address:** 145H Crouch Hill N8 9QH

**Proposal:** Conversion of church recording studios to 5.no residential units (C3) (4 x 2 bed and 1 x 3 bed) and 50sqm of commercial/office (B1) space

**Existing Use:** Recording Studio

**Proposed Use:** Residential (C3) /Commercial (B1)

**Applicant:** Mr D Gray - Green Scar Ltd

**Ownership:** Private

<b>DOCUMENTS</b>
<b>Title</b>
Design & Access Statement –Ref: CRHXDAS02 (StudioMarkRuthvenArchitecture) 30/04/12
Addendum to Design and Access Statement (StudioMarkRuthvenArchitecture) 21/09/12
Haringey Sustainability Checklist

<b>PLANS</b>		
<b>Plan Number</b>	<b>Revision</b>	<b>Plan Title</b>
CRH-X-001	-	Location Plan
CRH-X-002	-	External Photographs I
CRH-X-003	-	External Photographs II
CRH-X-100	-	Existing Ground Floor Plan
CRH-X-100.1	-	Existing Mezzanine Floor Plan
CRH-X-101	-	Existing First Floor Plan
CRH-X-102	-	Existing Second Floor Plan
CRH-X-200	-	Existing Section 1
CRH-X-201	-	Existing Section 2
CRH-X-300	-	Existing Front (East) Elevation
CRH-X-301	-	Existing Rear (West) Elevation
CRH-P-100	B	Proposed Ground Floor Plan
CRH-P-101	-	Proposed First Floor Plan
CRH-P-102	-	Proposed Second Floor Plan
CRH-P-103	-	Proposed Terrace Plan
CRH-P-104	-	Proposed Roof Plan
CRH-P-200	-	Proposed Section I
CRH-P-201	-	Proposed Section II
CRH-P-300	-	Proposed Front (East) Elevation
CRH-P-301	-	Proposed Rear (West) Elevation
CRH-P-302	-	Proposed Side (North) Elevation
CRH-P-303	-	Proposed Rear Elevation with Materials

**Case Officer Contact:**

Michelle Bradshaw

P: 0208 489 5280

E: [michelle.bradshaw@haringey.gov.uk](mailto:michelle.bradshaw@haringey.gov.uk)

**PLANNING DESIGNATIONS**

Road Network: C Road

Conservation Area

Restricted Conversion Area

Air Quality Management Area (AQMA)

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to s106 legal agreement

**SUMMARY OF REPORT**

That the Planning Committee be minded to grant planning permission for application HGY/2012/0929 subject to conditions and s106 legal agreement. The report summary and conclusion are set out at section 12.0 of this report. It is considered that the scheme is consistent with planning policy. The proposed development will preserve the character of the locally listed building and conservation area. The proposed development will have no adverse impact on the visual amenity of the street scene or on the amenity of neighbouring residents or occupiers. The resulting development will provide a high standard of accommodation for future occupiers. Therefore, subject to appropriate conditions and s106 legal agreement, the application is considered acceptable and on this basis, it is recommended that the application be granted planning permission.

<b>TABLE OF CONTENTS</b>	
1.0	PROPOSED SITE PLAN
2.0	PLANS AND PHOTOGRAPHS
3.0	SITE AND SURROUNDINGS
4.0	PLANNING HISTORY
5.0	RELEVANT PLANNING POLICY
6.0	CONSULTATION
7.0	RESPONSES
8.0	ANALYSIS/ASSESSMENT OF THE APPLICATION
9.0	PLANNING OBLIGATIONS/CIL
10.0	HUMAN RIGHTS
11.0	EQUALITIES
12.0	CONCLUSION
13.0	RECOMMENDATION
14.0	APPENDICES

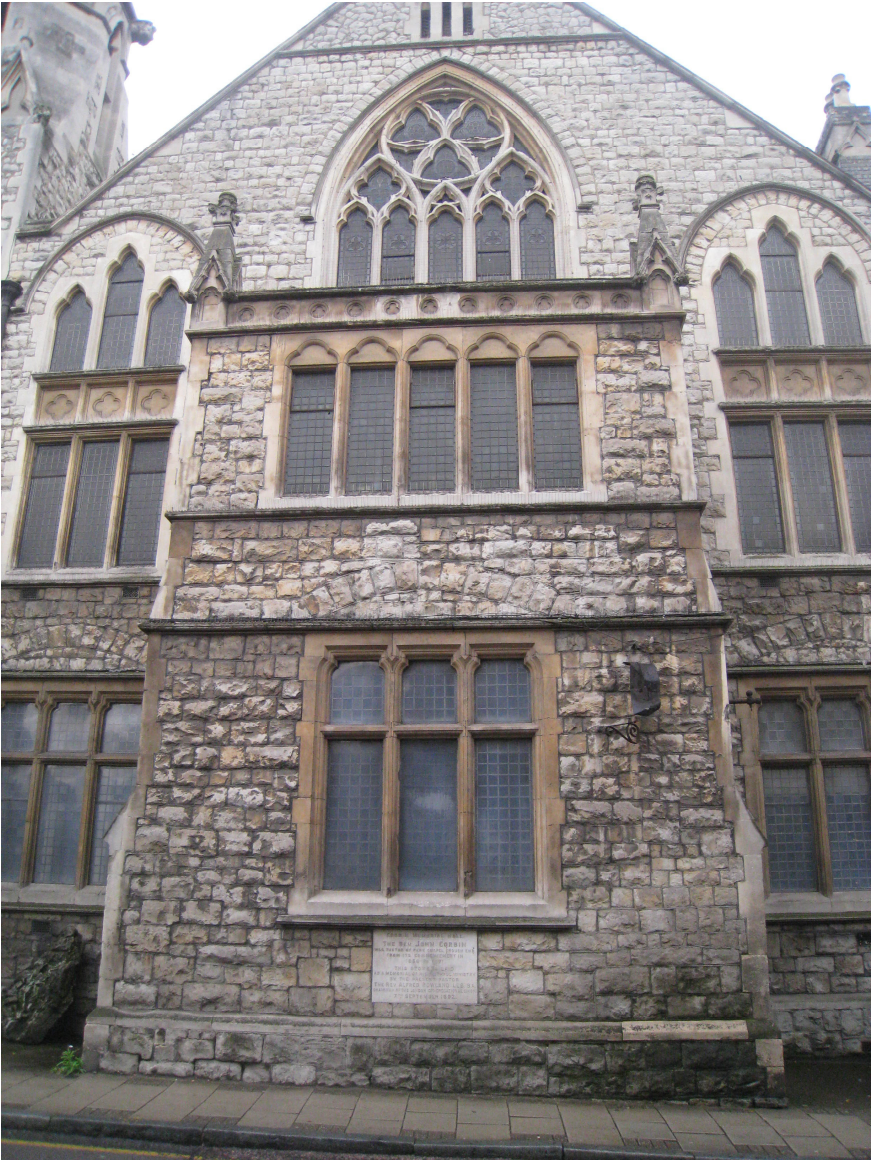
1.0 SITE PLAN





**2.0 PLANS AND PHOTOGRAPHS**

**FRONT ELEVATION**





**FRONT ELEVATION (145C TO THE LEFT (NOT PART OF APPLICATION) AND 145H TO THE RIGHT)**



**VIEW NORTH TOWARDS CROUCH END TOWN CENTRE (145C TO THE LEFT (NOT PART OF APPLICATION SITE) AND 145H TO THE CENTRE OF PHOTO)**





**REAR ELEVATION (145H TO THE LEFT HAND SIDE AND 145C (NOT PART OF APPLICATION) ON THE RIGHT HAND SIDE)**



**REAR ELEVATION**





**INTERNAL FEATURES**



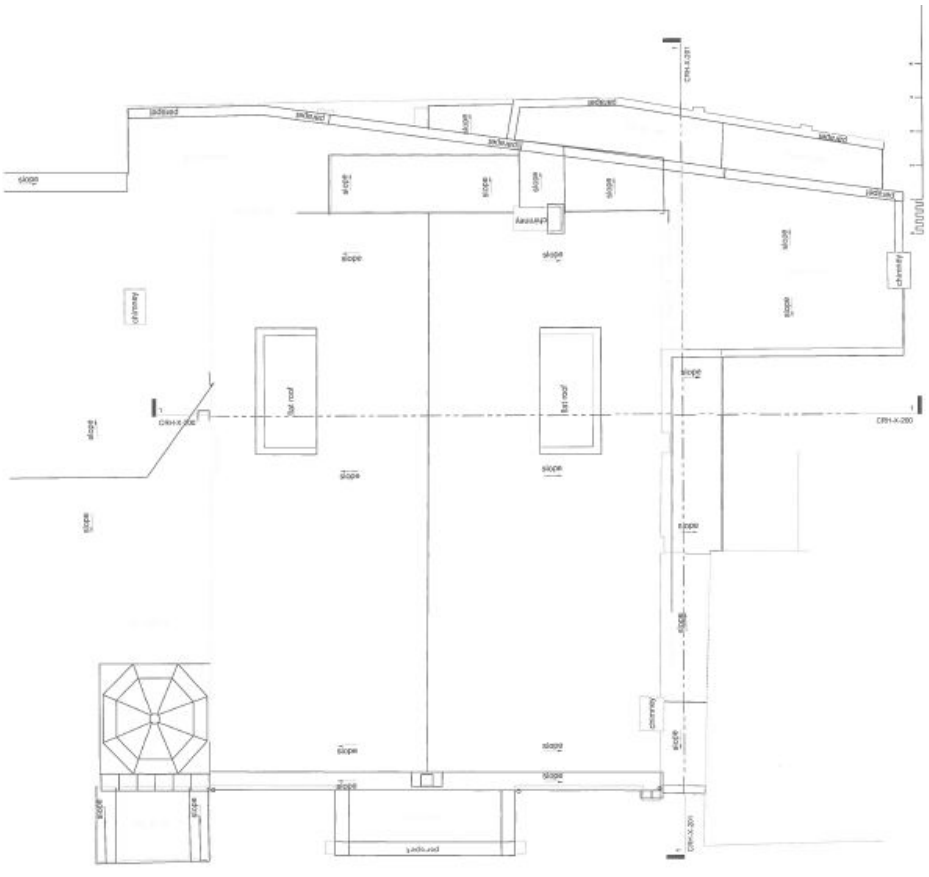
# EXISTING AND PROPOSED FRONT ELEVATION



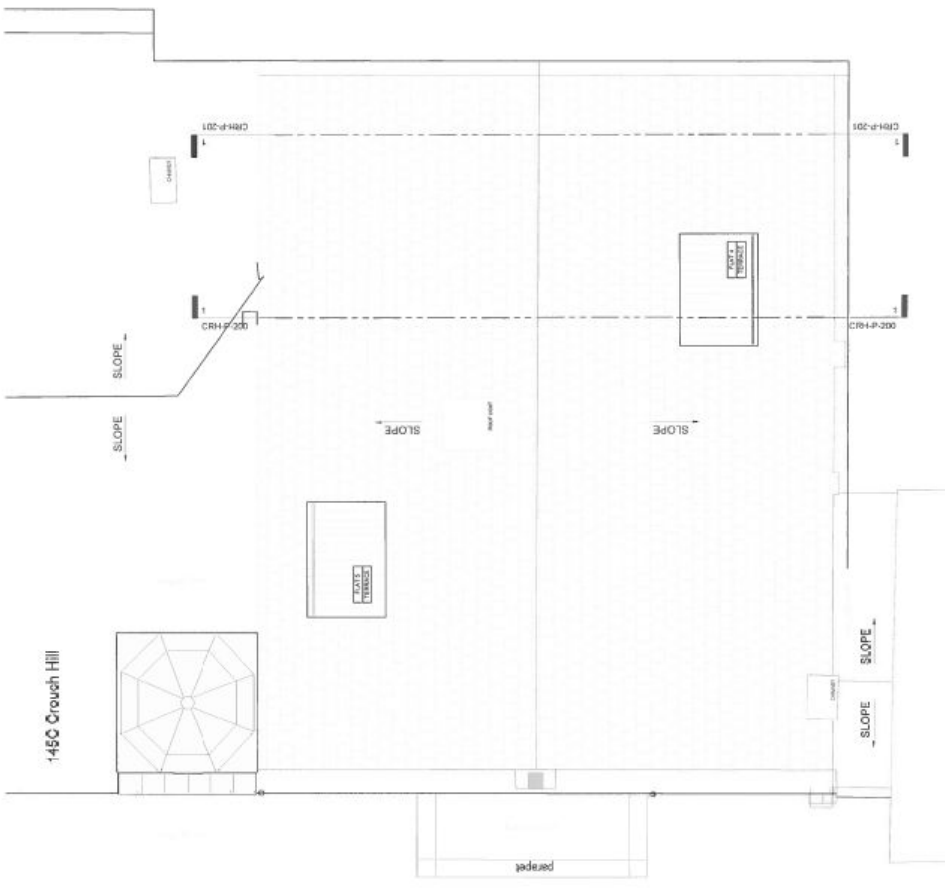
# PROPOSED SIDE ELEVATION



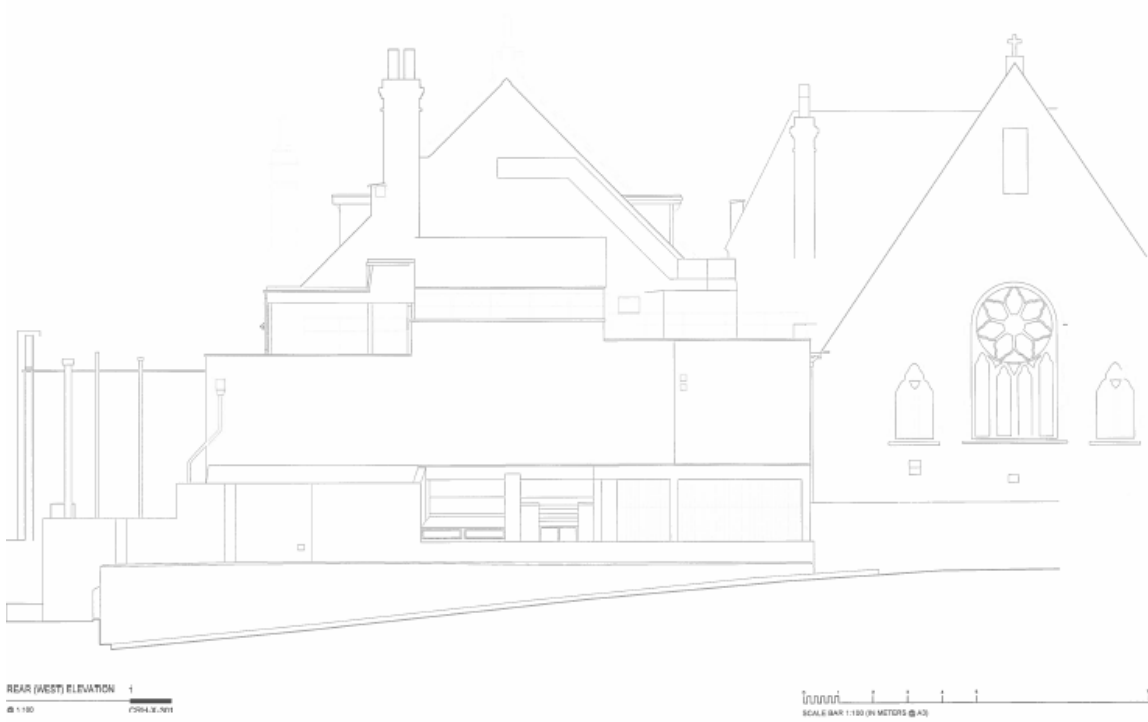
# EXISTING ROOF PLAN



# PROPOSED ROOF PLAN



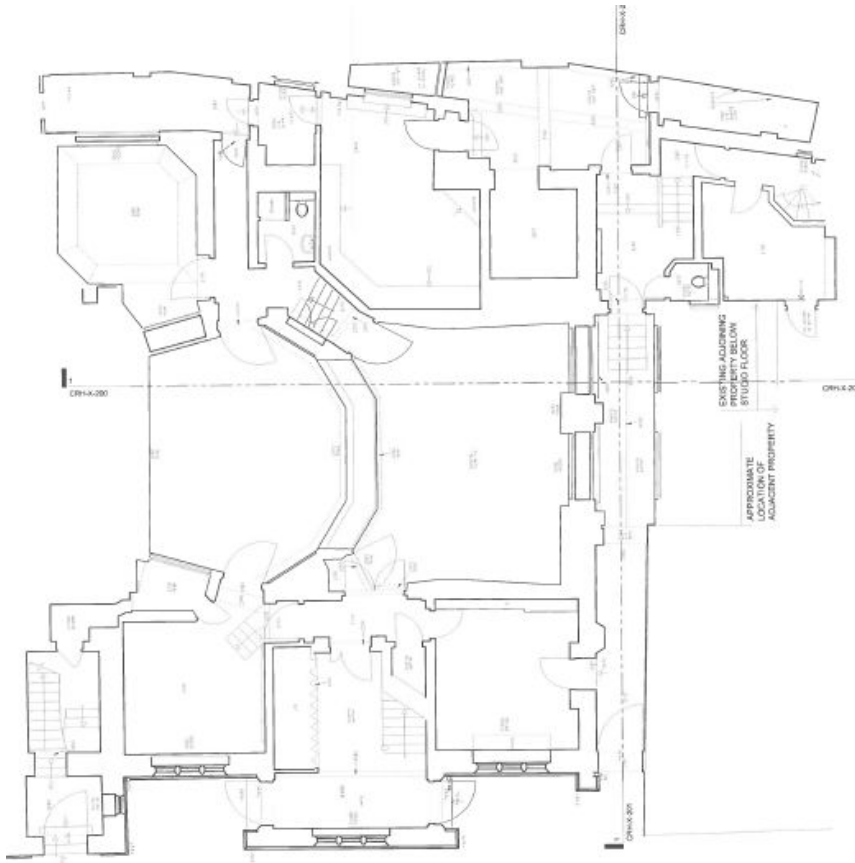
## EXISTING REAR ELEVATION



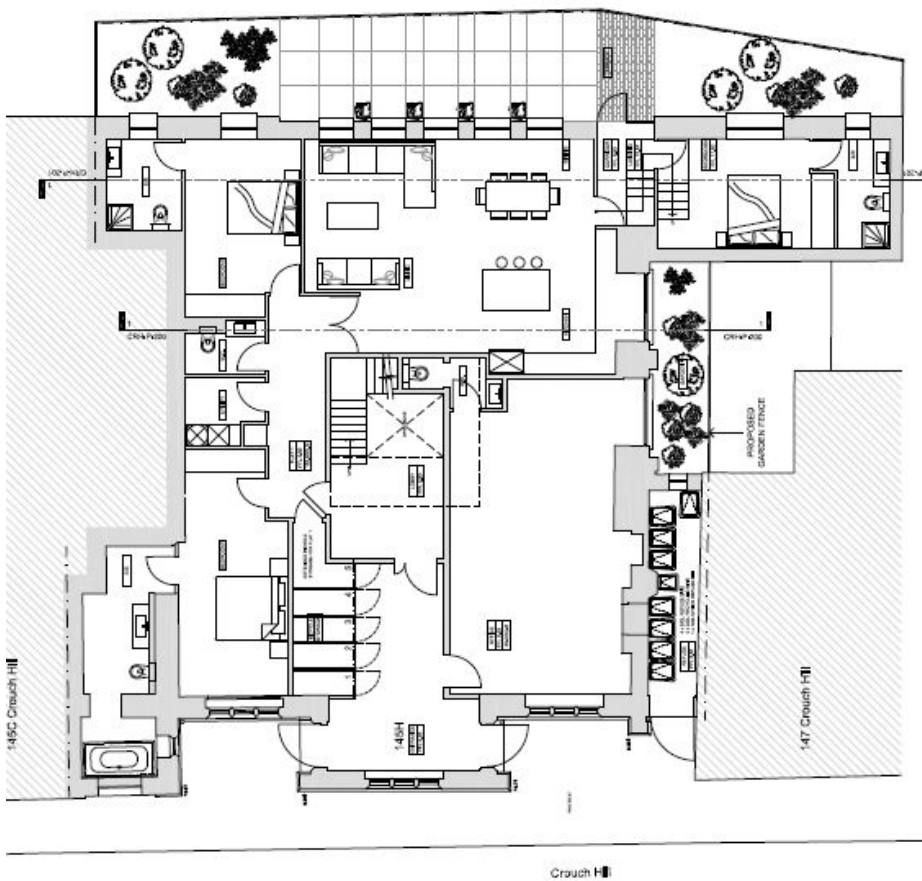
## PROPOSED REAR ELEVATION



# EXISTING GROUND FLOOR PLAN

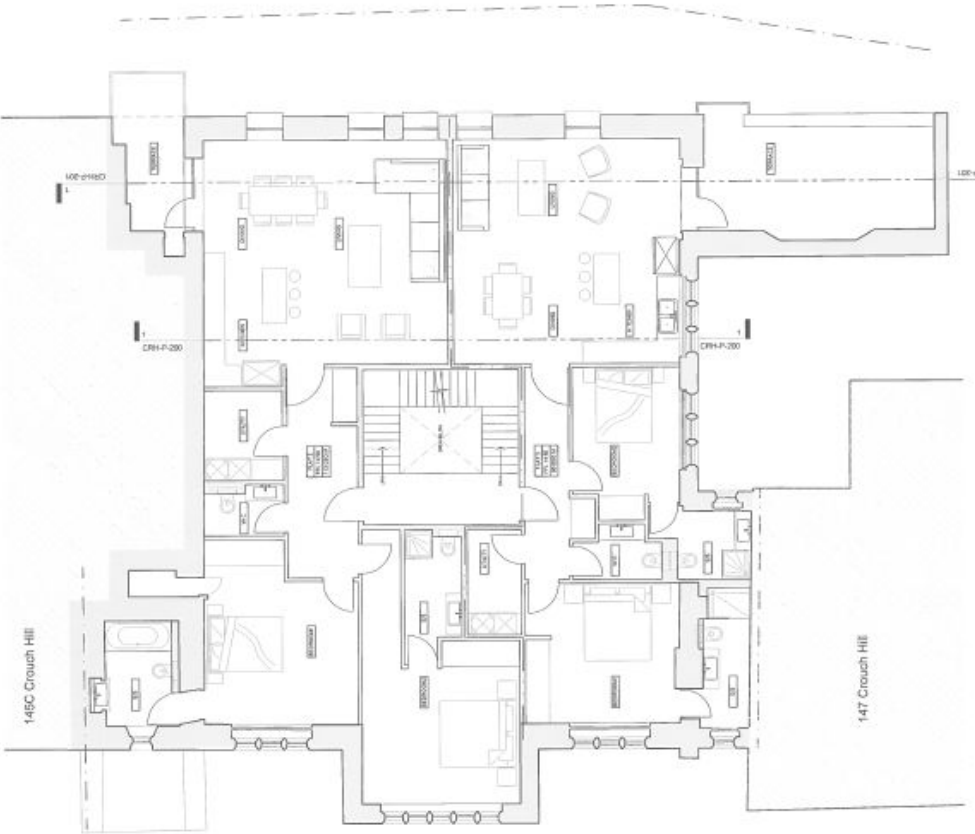


# PROPOSED GROUND FLOOR PLAN

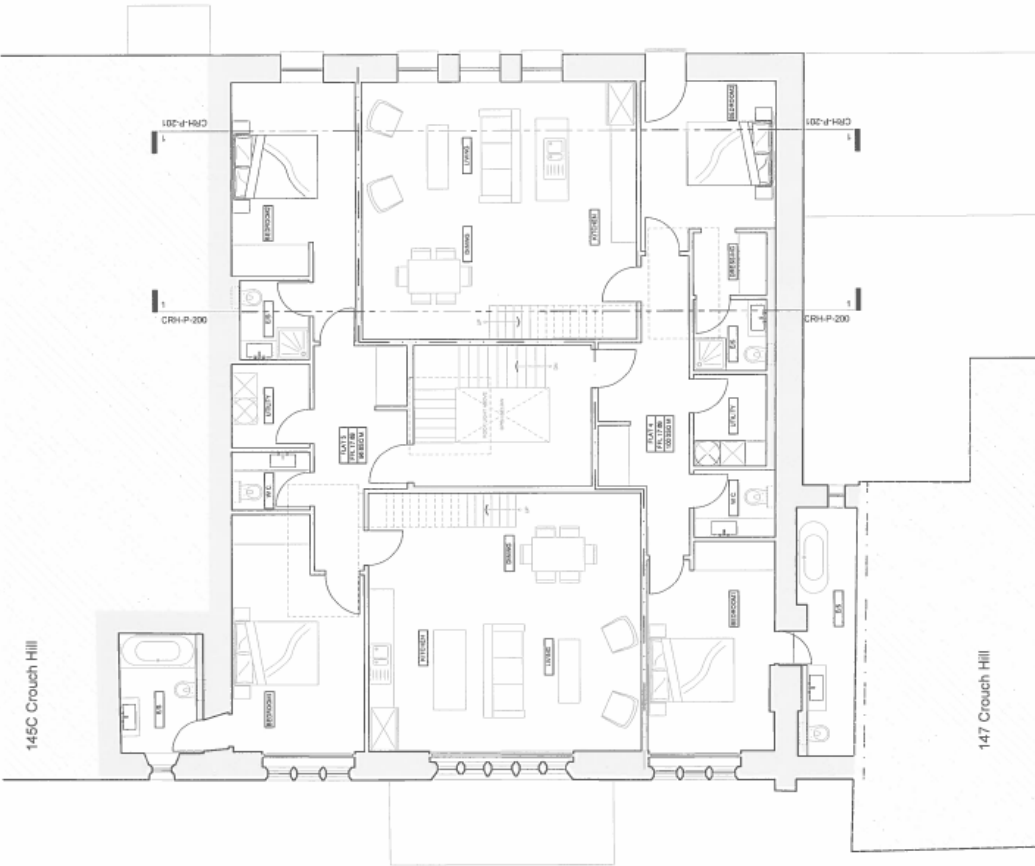




# PROPOSED FIRST FLOOR PLAN



# PROPOSED SECOND FLOOR PLAN



### **3.0 SITE AND SURROUNDINGS**

- 3.1 The site is known as Church Studios and is located 145H Crouch Hill, N8. The property is located on the western side of Crouch Hill. The property is a three storey building of stone construction. The front elevation is largely original however a number of extensions have been carried out to the rear and western elevations. The building was converted to a music recording studio approximately 25 years ago.
- 3.2 The Crouch End Conservation Area Appraisal (2010) states that “Crouch Hill is a narrower, but busy street with a considerable sense of enclosure particularly at its northern end and views south are closed by a few street trees at the junction with Haringey Park where the street widens. The original granite kerb stones are retained but the pedestrian pavement has small uneven square slabs and areas of patched concrete”.
- 3.3 “Park Chapel, No. 145 Crouch Hill, currently known as the Mount Zion Cathedral, is a large mid 19th Century local listed two storey stone church building that extends along the back of the pavement and terminates the views along Haringey Park. The east elevation has Gothic influences with lancet windows, gables and tall slate roofs. The central section has a two storey projecting porch with a parapet and a tall tower with a pointed spire. The south end has a squat tower with a stone eaves cornice and hipped slate roof. The height, length and bulk of the Chapel building has a somewhat overbearing effect upon this narrow part of Crouch Hill and has a significant impact on the appearance of this part of the conservation area”.
- 3.4 The property 145 (Park Chapel) is locally listed (1 September 1976). The site is located within a Conservation Area and is also within a designated Restricted Conversion Area. The site is within close proximity to the Town Centre of Crouch End

### **4.0 PLANNING HISTORY:**

#### **4.1 Planning Application History**

- Planning OLD/1980/1050 WDN 04-03-80 Park Chapel Site 147 Crouch Hill 15/1/80 Use of part of ground floor as a rehearsal/recording studio.
- Planning OLD/1985/0282 GTD 19-03-85 Park Chapel Site 147 Crouch Hill 17/1/85 Continued use of ground floor as recording studios.
- Planning OLD/1987/0351 GTD 15-12-87 Anxious Music Ltd 147 Crouch Hill London Floor of Park Chapel as studio workshop and artist studio.
- Planning HGY/1992/1192 GTD 19-01-93 Church Studios 145H Crouch Hill London Deletion of condition 4 attached to planning permission HGY/45111 concerning hours of operation.

#### **4.2 Planning Enforcement History**

- Planning Complaints NCC/2005/00720 CLOSED 00-00-00 Church Studios 145H Crouch Hill London - Studio operating outside the hours specified in their planning permission –

08.09.05 - Site visit.

Investigated planning permission. Original application HGY/4511 imposed a condition (condition 4) stating that the studio's could not be operated after 8pm or before 8am on any day and not at all on Sundays or Bank Holidays.

HGY/1992/1192 requested that condition 4 relating to the hours of operation in HGY/4511 be deleted as the building had been soundproofed. This was granted.

Overall no breach of planning permission in terms of hours of operation. Will send letter to Church Studios informing them to keep windows closed at night, but case to be closed.

## **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 (March 2012)

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

The following Paragraphs are of particular relevance: 2, 7, 12, 13, 17, 49, 56, 58, 62, 64, Part 12 "Conserving and Enhancing the Historic Environment", 131, 196, and 197, Annex 1, Annex 2 and Annex 3.

### **Regional Planning Policy**

#### The London Plan (Adopted July 2011)

Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments  
Policy 3.8 Housing choice  
Policy 3.10 Mixed and balanced communities  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable design and construction  
Policy 5.18 Construction Excavation and Demolition Waste  
Policy 6.13 Parking  
Policy 7.2 Creating an inclusive environment  
Policy 7.3 Secured by design  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.8 Heritage Assets and Archaeology

#### The Mayors Other Strategies

The Mayor's Housing SPG (November 2005)  
The Mayor's Sustainable Design and Construction SPG (2006)  
The Mayor's Air Quality Strategy: Clearing the Air (2010)  
The Mayor's London Housing Design Guide (August 2010)  
The Mayor's Accessible London: Achieving an Inclusive Environment SPG

The Mayor's Wheelchair Accessible Housing Best Practice Guide (BPG)  
The Mayor's Best Practice Guide - Control of Dust & Emissions during Construction  
The London Housing Design Guide (2010)

### **Local Planning Policy**

#### Haringey Unitary Development Plan (2006)

G1 Environment  
G2 Development and Urban Design  
G3 Housing Supply  
G4 Employment  
G8 Creative Leisure and Tourism  
G10 Conservation  
UD1 Planning Statements  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD6 Mixed Use Developments  
UD7 Waste Storage  
UD8 Planning Obligations  
HSG1 New Housing Developments  
HSG2 Change of Use to Residential  
HSG10 Dwelling Mix  
EMP4 Non Employment Generating Uses  
M3 New Development Location and Accessibility  
M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes  
M9 Car Free Residential Development  
M10 Parking for Development  
CLT2 Protecting Existing Facilities  
CSV1 Development in Conservation Areas  
CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas

#### Haringey Supplementary Planning Guidance and Documents

SPG1a Design Guidance (Adopted 2006)  
SPG2 Conservation and Archaeology (Draft 2006)  
SPG4 Access for All (Mobility Standards) (Draft 2006)  
SPG5 Safety By Design (Draft 2006)  
SPG7a Vehicle and Pedestrian Movements (Draft 2006)  
SPG8a Waste and Recycling (Adopted 2006)  
SPG8b Materials (Draft 2006)  
SPG8c Environmental Performance (Draft 2006)  
SPG8d Biodiversity, Landscaping & Trees (Draft 2006)  
SPG9 Sustainability Statement Guidance Notes and Checklist (Draft 2006)  
SPD Housing

#### Local Development Framework

#### Draft Local Plan (Formerly Core Strategy) and Proposals Map

SP1 Managing Growth  
SP2 Housing  
SP6 Waste and Recycling  
SP7 Transport  
SP8 Employment  
SP11 Design  
SP12 Conservation  
SP15 Culture and Leisure

Draft Sustainable Design and Construction SPD (October 2010)  
Conservation Area No. 5 Crouch End – Conservation Area Appraisal (Adopted 14<sup>th</sup> September 2010)

## **6.0 CONSULTATION**

6.1 The application was publicised by a site notice and the following parties consulted:

Haringey Building Control  
Haringey Transportation Team  
Haringey Waste Management Team  
Haringey Design and Conservation Team  
Ward Councillors

Hornsey CAAC  
145, 147 Crouch Hill  
Recording Studio 145 Crouch Hill  
Recording Studio F, 145 Crouch Hill  
Office D, 145 Crouch Hill  
Floral Hall, Crouch Hill  
Shop, Flat 1, 2, 3 126 Crouch Hill  
Restaurant and Upper Flat, 128 Crouch Hill  
Shop, Flat 1, 2, 3, 4, 130 Crouch Hill  
Shop, Upper Flat 132 Crouch Hill  
Shop, Flat a, 136 Crouch Hill  
Flat a, b, c 137 Crouch Hill  
Shop, FFF, SFF 138 Crouch Hill  
Shop, Flat a, 140 Crouch Hill  
Shop 142, Upper Flat 142 Crouch Hill  
Shop, Flat a, b, 144 Crouch Hill  
Shop, FFF, SFF 146 Crouch Hill  
Upper Flat 151 Crouch Hill  
134, 136, 138, 141, Crouch Hill  
Ground Floor Office, First and Second Floor Office 134 Crouch Hill  
Shop, Flat 1 – 6 (c) 143 Crouch Hill Mansions, Crouch Hill 1 Crouch End Hill  
118 The Coach House Crouch Hill  
126 – 146 (e) Crouch Hill  
137, 149 – 153 (o) Crouch Hill  
Shop, Upper Flat, 149 Crouch Hill  
Shop 151 Crouch Hill  
Harringay Arms and Upper flat, 153 Crouch Hill  
SFF, 3 – 5 Crouch End Hill  
Railway Tavern and upper flat, 23 Crouch End Hill  
Ground Floor Workshop, Public House, 33 – 35 Crouch End Hill

1 – 84 (c), Shop, Health and Fitness Centre, Exchange House, 71 Crouch End Hill  
Telephone Exchange, Crouch End Hill  
72 Crouch End Hill  
85 Crouch End Hill  
Flat a, b, c 39 Haringey Park  
1 – 4 (c) Haringey Park  
40, 41, 42 Haringey Park  
Flat 1, 2, 3, 4, 2 Haringey Park  
Flat a, b, c, d 3 Haringey Park  
Flat a, b, c, 4 Haringey Park  
Flat 1, 2, 3 40 Haringey Park  
Flat 1, 2, 3, 41 Haringey Park  
Flat 1, 2, 42 Haringey Park

- 6.2 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received may rise further after the officer's report is finalised but before the planning application is determined. Any additional comments received will be reported verbally to the planning sub-committee.

## **7.0 RESPONSES**

- 7.1 The Councils consultation generated 10 responses (3 from Statutory and Internal consultee's and 7 letters from local amenity groups/residents). An e-petition was submitted through the Haringey website and currently has 26 signatories.
- 7.2 A summary of all Statutory Consultee's, Internal Consultee's and Amenity Groups/Residents comments and objections can be found in Appendix 1.
- 7.3 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and within the analysis/assessment section of this report.

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

- 8.1 The main material considerations in this case are:
1. Principle of Change of Use
  2. Design and Impacts on the appearance of the property (Locally Listed Building) and the character of the Conservation Area
  3. Impact on the amenity of neighbours
  4. Dwelling Mix and Standard of Accommodation (Room Sizes, Flat Size, Layout and Stacking, Amenity Space)
  5. Transport, Traffic and Parking
  6. Sustainability and Waste Management

## 8.2 Principle of Change of Use

- 8.2.1 The principle of a change of use to residential/commercial use will be assessed against relevant national, regional and local planning policy including specifically UD6 “Mixed Use Developments”, HSG1 “New Housing Developments” and HSG2 “Change of Use to Residential”, “EMP4 “Non-Employment Generating Uses”. In addition, the policies G9 and emerging policy SP15 are also relevant.
- 8.2.2 Policy UD6 states that “where appropriate, developments should include a mix of uses in order to ensure sustainable development, particularly where such developments are located in town centres, areas of high public transport accessibility and within major new developments”. The scheme proposes a mostly residential change of use however there is a commercial (B1) element to be retained on the ground floor. A condition of consent will require the submission of details of the proposed use and operation of the commercial space, prior to its occupation. This will ensure that the use does not result in any nuisance to the occupants of nearby premises and that the uses within the mixed use development are compatible in accordance with policy UD6.
- 8.2.3 The principle of residential development is supported at the National, Regional and Local planning policy level. The National Planning Policy Framework states that “Housing applications should be considered in the context of the presumption in favour of sustainable development”.
- 8.2.4 The NPPF provides three dimensions to sustainable development: economic, social and environmental (pg 2 Paragraph 7). The development is considered to fulfil these criteria as follows:

### Economic Role

The proposed development will:

- Retain commercial space at ground floor level, maintaining some employment opportunities on the site;
- Maintain the character of the building and existing streetscene of Crouch Hill, refurbishing the existing building.

### Social Role

The proposed development will:

- Create residential units;
- Retain employment opportunities within the ground floor commercial unit;
- Maintain a high quality environment in this part of Crouch Hill

### Environmental Role

The proposed development will:

- Result in a building of high quality design, retaining original features and removing unsympathetic extensions, thereby enhancing an existing heritage asset and creating an attractive and enhanced environment.

- 8.2.5 The NPPF, Paragraph 51 specifically states that “Local Planning Authorities...should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that

there are not strong economic reasons why such development would be inappropriate". In this case there are no strong economic factors which would indicate the proposed development would be inappropriate and there is a need for additional housing across all part of the borough.

- 8.2.6 Policy HSG1 states that new housing development, including conversions, will be permitted provided that: the site is appropriate having regard to the sequential approach (where the preferred location for housing is on previously developed land); they include a mix of housing types, tenures and sizes; and there is access to local services, educational and community facilities and public transport. The site benefits from good public transport links, being within a short walking distance of the bus routes located on Crouch End Broadway which when combined offers some 40 buses per hour (two-way) for frequent connections to Crouch Hill rail station, Finsbury park and Archway underground stations. The development would provide different unit sizes and is located within close proximity to the town centre of Crouch End where there is access to local services and facilities. As such, the development is in line with policy HSG1.
- 8.2.7 Policy HSG2 states that a change of use to housing will be considered provided: a) the building does not fall within a defined employment area; b) it does not involve the loss of protected open spaces; c) it is not in a primary or secondary shopping frontage and d) the building can provide satisfactory living conditions. The site is not located within a defined employment area or a town centre primary or secondary frontage. The development will not result in the loss of any protected open space and the building can provide satisfactory living conditions (a full assessment of the standard of accommodation provided by the development is set out at section 8.5 below). On this basis the application is in accordance with policy HSG2.
- 8.2.8 For completeness planning policy EMP4 will be addressed. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in employment generating uses provided a number of criteria are met. It has been confirmed by the applicant/agent that there has been no permanent staff working in the premises since 2004. The facilities have been used for about 3 months out of any given year as a rehearsal and recording space. During those sessions there may be as many as 4-5 musicians and 2-3 engineers/producers. Otherwise, the property has been unused other than for storage of equipment. There have been sporadic occasions when the facilities have been used by other recording artists; on those occasions they would typically bring their own engineers, assisted by the house engineer, and the number of musicians in attendance would vary depending on the band. The facility does not employ local people and local musicians have not used the facility for recording purposes. Therefore it is considered that policy EMP4 is not applicable as the premises in its current use is not considered to be an employment generating use in the typical sense where staff are employed either permanently, part-time or casually to undertake a certain regular occurring "job" at the site.
- 8.2.9 As part of the consultation process the planning department received seven letters from local residents and an e-petition containing 26 signatories at the time of writing this report. Of those letters six of them and the e-petition raised objection to the proposal on the basis of the loss of creative and artistic heritage attached to the building and the loss of a facility which supports local musicians.



8.2.10 In response to these concerns the applicant has submitted an addendum to the Design and Access Statement which is provided in Appendix 2 of this report. The summary of the addendum states:

- The Church Studios have always been in private ownership and have not operated as a cultural/artistic facility for the local residents of Crouch End.
- Whilst some famous musicians have, over the past three decades, visited the building, The Studios provide no legacy of music recording for these individuals.
- The nature of recording activities, as they have occurred in The Church Studios, provide very limited, sporadic employment opportunities, and typically for people living outside the local area.
- The sad demise of the recording industry, on a global scale, resulting from the internet and evolving digital technology, is reflected in the closure of so many similar facilities as set out above.
- Residential use in town centres or close to public transport is supported by national, regional and local planning policy.

8.2.11 While planning policy seeks to support and encourage the creative economy and business associated with it the proposal site is not located within a designated “Creative, Leisure and Tourism” area as set out in UDP policy G8, CLT2 or the emerging policy SP15. Overall, the principle of a change of use is deemed to be appropriate at this site and is in accordance with the intent of national, regional and locally planning policy including UD6, HSG1, HSG2, EMP4, G8, CLT2 and emerging policy SP15.

### 8.3 Design and Impacts on the appearance of the property (Locally Listed Building) and the character of the Conservation Area

8.3.1 The National Planning Policy Framework, Chapter 7 “Requiring Good Design” paragraph 56 states that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

8.3.2 NPPF paragraph 58 goes on to say that planning decisions should ensure that developments: will function well and add to the overall quality of the area, establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit, respond to local character and history, and reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping.

8.3.3 UDP Policy G2 states that “Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment”. Similarly policy UD4 “Quality Design” states that any proposal for development will be expected to be of high quality design. The spatial and visual character of the development site and surrounding area/street scene should be taken into account and positively address urban grain and enclosure; building lines; form, rhythm and massing; layout, height and scale; landforms, soft and hard landscape, trees and biodiversity; fenestration; architectural style, detailing, materials; historic heritage; living frontages and public realm; identified local views; designing out crime and walkability. SPG1a “Design Guidance” supports the intent of policy UD4.

- 8.3.4 The site is a locally listed building in a conservation area and as such proposals for development will also be considered against the relevant conservation policies. The National Planning Policy Framework replaces the previous national guidance (PPS5) on conservation areas. Paragraph 131 of the NPPF states that “In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness”.
- 8.3.5 Haringey Unitary Development Plan Policy CSV1, CSV5 and SPG2 seek to ensure the developments in conservation areas preserve and enhance special character of the area and/or heritage asset. Policy CSV3 seek to preserve locally listed buildings while policy CSV7 addresses demolition in conservation areas. The Council attaches special importance to the protection of locally listed buildings as they are important in anchoring local visual and historic identity.
- 8.3.6 In this case the eastern elevation fronting onto Crouch Hill is in largely original condition, the rear (west) elevation has been subject to unsympathetic development in the form of an extension rising through the first and second floor and the installation of various elements of mechanical equipment. The proposed development would demolish the non-original features at the rear and strip the building back to its original west wall footprint, aligning with the adjoining bay of the original greater church building. As such, the removal of the unsympathetic additions to the rear is considered to improve the historic building.
- 8.3.7 It has been suggested by a number of objection letters and the e-petition that people living in the building would have a detrimental effect on the fabric of the property. Aside from the whole scale renewal of the rear western façade, the proposed development would retain the original features to the frontage, including existing window openings, detailing and fenestration would respect the original street elevation and not affect the more public face of the historic Church facing onto Crouch Hill. Internally, existing features such as the timber joists are to be retained. The window openings are to remain although it is understood there would need to be a balance between conservation and sustainability and the glazing may need to provide for better thermal performance and be operable for ventilation. A condition of consent will require full details of the window treatments to be submitted to and approved in writing by the local planning authority, prior to the commencement of the development. Furthermore, the building will be fully refurbished and cleaned. Rusty, deteriorating and leaking windows will be replaced to match and it is considered the proposed works will overall extend the life of the building.
- 8.3.7 The commercial unit signage does not specifically form part of this planning application as it would be dealt with under a separate advertising consent application.
- 8.3.8 Overall, the proposed design, which includes retaining all of the front façade, the interior timber joists and reinstating the rear building footprint (removing non-original extensions) will preserve and enhance the character of conservation area and would protect the special character of the locally listed building. Therefore the development will preserve and enhance the visual amenity of the area and streetscene in line with the NPPF, London Plan and UDP policy G2, UD4, CSV1, CSV3, CSV5, CSV7, SPG1a and SPG2.

## 8.4 Impact on the amenity of neighbours

8.4.1 The London Plan (2011) policy 7.6 “Architecture” states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. UDP policy UD3 “General Principles” states that “The Council will require development proposals to demonstrate that there are no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution and of fume and smell nuisance. SPD Housing supports the intent of policy UD3.

8.4.2 Apart from the rear façade and roof, the existing window openings will remain in their current location and size and as such, there will be no additional overlooking or loss of privacy to properties on Crouch Hill. To the rear is commercial/office accommodation the nearest of which is currently unoccupied. If in the future it is to resume its commercial use the windows of the office block are set at an angle so the rear façade of the building and therefore it is not considered to result in significant adverse overlooking or loss of privacy. At first floor level two raised roof terraces would be created and at roof level there will be two inset roof terraces introduced. All of these spaces are relatively small and therefore are unlikely to result in large groups of people recreating. There are also examples of a similar roof terrace nearby setting a precedent for similar types of roof spaces. However, the terrace in question is of an adequate distance from the roof of the proposal site so as to not result in any significant adverse impact on the amenity of those occupiers or on any future occupiers of the proposed residential accommodation.

8.4.3 It has been suggested in some of the consultation comments that the change of use of the studio to residential accommodation would somehow be injurious to the existing recording studios in the greater sector of the remaining church building and that the issue of sound transference from each use would be problematic for the other making neither viable. However, by nature the church building has solid masonry walls which limit the amount of noise transference between parts of the building. Secondly, by definition recording facilities contain and control the sound/music they ‘host’ so that the adjoining studios would have treatment for acoustic containment and isolation. Finally, any future residential development of The Church Studios would be required by current Building Regulations to provide a very high standard of acoustic separation both between apartments within the development and, particularly, for any adjoining activity.

8.4.4 There will be no extensions to the building and as such there will be no loss of sunlight or daylight to any adjoining occupiers.

8.4.5 The scheme is therefore considered to be compliant with UDP Policy UD3 and SPD Housing.

## 8.5 Dwelling Mix, Standard of Accommodation (Room Sizes, Flat Size, Layout and Stacking, Amenity Space)

8.5.1 London Plan Policy 3.5 Quality and Design of Housing Developments states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.

8.5.2 Haringey Unitary Development Plan policy UD4 “Quality Design”, UD3 “General Principles”, SPG1a “Design Guidance” and SPD “Housing” seek to ensure new developments are of a high design quality, contribute positively to the character of the area and protect the amenity of existing and future occupiers. Specifically, SPD Housing provides standards for acceptable dwelling mixes and sizes. The proposed accommodation would result in a family sized dwelling house.

8.5.3 In terms of the dwelling mix, the adopted Housing SPD states that the Council will normally require all conversions to provide a mix of units in accordance with Figure 7.4 prescribes that properties over 240sqm shall have at least one unit of 4 habitable rooms for 5 persons (i.e. three bedroom 5 person flat) and two units of three habitable rooms for 4 persons (i.e. two bedroom 4 person flats). The proposed conversion would result in a 3 bedroom 6 person flat and 4 x 2 bedroom 4 person flats. As such, the development complies with the council’s standards on dwelling mix.

8.5.4 In terms of the standard of accommodation to be provided each of the units would result in generous spaces which exceed the minimum room and flat sizes. Each of the flats has been designed to be comfortably accommodated within the existing church building taking into account important internal features and ensuring rooms do not cut across these in an unsympathetic manner. As a result of the rooms and flats being informed by the existing configuration and design the rooms and flats would be more spacious than the majority of conversions. The proposed flats sizes are compared to the minimum standards within the Haringey Housing SPD and the London Plan (2011)/London Housing Design Guide, are set out in the table below.

Flat No.	Unit Type (Bedroom /Person)	Unit Size (Sqm)	Haringey SPD Housing Minimum Floor Area	Deviation from SPD Housing	London Plan (2011)/London Housing Design Guide	Deviation from the London Plan/London Housing Design Guide
1	3b/6p	152.00	90	+62.00	95	+57.00
2	2b/4p	113.75	73	+40.75	70	+43.75
3	2b/4p	93.99	73	+20.99	70	+23.99
4	2b/4p	97.18	73	+24.18	70	+27.18
5	2b/4p	103.44	73	+30.44	70	+33.44

8.5.5 It is clear from the table that a very good standard of accommodation would be provided in terms of overall sizes. The three bedroom unit would exceed the Haringey minimum by 62sqm and the London minimum by 57sqm, while the 2 bedroom flats would exceed the Haringey minimum by between 20.99sqm and 40.75sqm.

8.5.6 Furthermore, the flats exhibit a good stacking arrangement, where like rooms are positioned above and below other like rooms. For example bedrooms above and below bedrooms and bathrooms above and below bathrooms etc. As such, the majority of the internal arrangements mirror those of the units above and/or below to provide a good outcome in relation to the advice contained in paragraph 8.5 – 8.7 of the Haringey SPD Housing.

- 8.5.7 The London Housing Design Guide (2010) states that a dedicated utility room with space and services for a boiler, washing machine (and preferably heating and ventilation for drying clothes) will always be desirable in any size of home, and in family dwellings designed for five or more people, providing a utility room is recommended. In this case each of the units is provided with a dedicated utility room and as such, meets the aspirations of the design guide in this respect.
- 8.5.8 Lastly, each of the units is provided with dedicated outdoor amenity space. The family sized unit of the ground floor has a provision of 59.78sqm which exceeds the minimum suggested area of 50sqm. The first floor flats have a dedicated terrace; flat 2 being 7.35sqm and Flat 3 being 19.26sqm. The second floor units have external amenity space in the form of an inset roof balcony being approximately 4.70sqm each. As such, the provision of outdoor amenity space is deemed to be appropriate and exceeds the minimum standards set out in the Haringey SPD Housing.
- 8.5.9 Overall, the proposed development is considered to result in a very good standard of accommodation by reason of generous room and flat sizes, good stacking arrangement, dedicated utility rooms and the provision of outdoor amenity space for all of the units, in accordance with the London Plan (2011), London Housing Design Guide, and UDP policy UD4, UD3, SPG1a and SPD Housing.

## 8.6 Transport, Traffic and Parking

- 8.6.1 Policy M3 and M10 provide guidance on new development location and accessibility and parking for development. The site has a PTAL rating of 3 and the proposed development would include secure cycle parking for each of the units.
- 8.6.2 Haringey Transportation Team have been consulted and provide the following comments: "Although this site is located within the Crouch End Restricted Conversion Area, it is within a short walking distance of the bus routes located on Crouch End Broadway which when combined offers some 40 buses per hour (two-way) for frequent connections to Crouch Hill rail station, Finsbury park and Archway underground stations. We have subsequently considered that the majority of the prospective patrons of this development proposal would use sustainable travel modes for their journeys to and from the site. It is also deemed that the proposed change of use would not generate a significant increase in traffic which would have any significant adverse impact on the vehicular trips on the adjoining roads network".
- 8.6.3 In addition there is also the presence of the Crouch End "A" controlled parking zone (CPZ) in this area which operates from Monday to Friday between 10:00am and 12 noon. The CPZ operational hours are subject to review on the implementation of the Hornsey Town Hall proposals. Haringey Transportation Officers are therefore confident that this development proposal can be dedicated as Car Free development in line with UDP policy M9, resident of the proposed development will not be entitled to apply for on street parking permits.
- 8.6.4 A site visit by Haringey Transportation, conducted on the 6th of July 2012, observed that the existing street lighting in the area surrounding the site is in need of enhancement. As such the applicant will be required to contribute a sum of £13,000 (thirteen thousand pounds) by way of a S.106 agreement towards environmental improvement including street lighting aimed at promoting travel my sustainable modes of transport to and from the site.

8.6.5 Consequently, the highway and transportation authority would not object to this application subject to conditions and s106 obligations.

8.6.6 Overall, the development is deemed to comply with policy M3 and M10 of the Haringey Unitary Development Plan.

## 8.7 Sustainability and Waste Management

8.7.1 The London Plan (2011) and the Haringey Unitary Development Plan (2006), policy UD2 and adopted and draft Supplementary Planning guidance and documents support the sustainable design and construction of buildings.

8.7.2 The proposed development involves the reuse of an existing building, efficiently utilising existing building stock for new purposes. The site is located within close proximity to public transport links and the Town Centre of Crouch End and if approved would be a car-free development thus promoting sustainable means of transport and travel. Also, cycle parking spaces are provided for each unit within the development and the s106/conditions of consent will require the provision of a car-club for future residents. The development will retain original features within the building and preserve the character and appearance of the heritage asset.

8.7.3 As the building an historic building it is understandable that the need for energy efficiency must be balanced with issues of building conservation. As such, it is not reasonable to expect the refurbishment (as opposed to a new build residential development) to meet Code For Sustainable Homes Standard Level 4. However, the refurbishment of the locally listed building will be designed to meet the requirements of EcoHomes Very Good standards.

8.7.4 Overall, the development is deemed to be in line with the intent of UD2 and the Haringey SPGs and SPDs.

8.7.5 In terms of refuse & recycling, UDP Policy UD7 refers to Waste Storage and states that the Council will require all development to include appropriate provision for the storage and collection of waste and recyclable material. The council sets out specific guidance in their SPG8a 'Waste and Recycling' (Adopted 2006): This seeks the inclusion of provision for refuse and recycling storage internally and/or externally as appropriate. Haringey Waste Management Team have been consulted and provided guidance on the number and size of waste and recycling bins to be provided. The waste storage area has been increased in size (compared to the original plans submitted) and the waste management team are satisfied with this provision. Overall the development is deemed to comply with policy UD7 and SPG8a.

## 9.0 **PLANNING OBLIGATIONS/CIL**

9.1 In line with Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 10c 'Educational Needs Generated by New Housing', the LPA will seek an educational contribution in connection with this development. The education contribution as per the scheme submitted and calculated in accordance with SPG 10a would amount to £21,680.00 (primary - £10,440.00 & secondary £11,240.00). The proposed development does not trigger a requirement for affordable housing provision.

9.2 In terms of transportation improvements the Council is seeking the following s106 obligations:

1) The establishment or operation of a car club; the developer must offer free first year membership to all new residents of the proposed development.

2) Dedication of the development as a car-free development. The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a resident's parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO.

3) Contribution of £13,000 (Thirteen Thousand Pounds) for local transport infrastructure enhancement within the local area surrounding the site.

4) A contribution to Local Employment and construction training.

5) Administration and Monitoring fee of £1000

9.3 A administration and Monitoring fee of £1,000.00 will also be sought therefore bringing the total amount of s106 monetary contribution to £36,680.00.

9.3 The proposal will be liable for the Mayor of London's CIL, as the additional floorspace exceeds 100sqm and the scheme provides one or more residential units. Based on the Mayor of London's CIL charging schedule the London Borough of Haringey is set at a rate of £35 per square metre). This would be collected by Haringey after implementation (if permission were to be granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

## **10.0 HUMAN RIGHTS**

10.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

## **11.0 EQUALITIES**

11.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

## **12.0 CONCLUSION**

- 12.1 The proposed development to refurbish the existing building, retain the front façade and reinstate the rear façade, to provide residential accommodation and a small commercial unit is deemed to be acceptable in principle and will preserve and enhance the character of the locally listed building and conservation area. The proposed development complies with the National Planning Policy Framework (NPPF) and fulfils the three dimensions of Sustainable Development as defined in that document. The design and layout of the residential units and amenity space is in accordance with policy and the overall room sizes and unit sizes are generous, exceeding the local and London minimum space standards. The development is acceptable in terms of traffic, transport and parking and also in terms of sustainability and waste management.
- 12.2 The proposal has been assessed against and found to comply with the intent of The London Plan (2011) and policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', EMP4 'Non-Employment Generating Uses', M3 'New Development Location and Accessibility', M10 'Parking and Development', 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' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents. On this basis, it is recommended that planning permission be GRANTED subject to conditions and s106 legal agreement.

## RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement

Registered No: HGY/2012/0929

Applicant's drawing No's:

PLANS		
Plan Number	Revision	Plan Title
CRH-X-001	-	Location Plan
CRH-X-002	-	External Photographs I
CRH-X-003	-	External Photographs II
CRH-X-100	-	Existing Ground Floor Plan
CRH-X-100.1	-	Existing Mezzanine Floor Plan
CRH-X-101	-	Existing First Floor Plan
CRH-X-102	-	Existing Second Floor Plan
CRH-X-200	-	Existing Section 1
CRH-X-201	-	Existing Section 2
CRH-X-300	-	Existing Front (East) Elevation
CRH-X-301	-	Existing Rear (West) Elevation
CRH-P-100	B	Proposed Ground Floor Plan
CRH-P-101	-	Proposed First Floor Plan
CRH-P-102	-	Proposed Second Floor Plan
CRH-P-103	-	Proposed Terrace Plan
CRH-P-104	-	Proposed Roof Plan
CRH-P-200	-	Proposed Section I



CRH-P-201	-	Proposed Section II
CRH-P-300	-	Proposed Front (East) Elevation
CRH-P-301	-	Proposed Rear (West) Elevation
CRH-P-302	-	Proposed Side (North) Elevation
CRH-P-303	-	Proposed Rear Elevation with Materials

Subject to the following conditions:

#### EXPIRATION OF PERMISSION

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.

#### IN ACCORDANCE WITH APPROVED PLANS

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

#### MATERIALS & EXTERNAL APPEARANCE

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details and samples of the materials to be used in connection with the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Furthermore, full details of the window treatment and internal features to be retained shall be submitted to and approved in writing by the local planning authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and to preserve the historic character of the building and conservation area.

#### SIGNAGE

4. Any signage required for the proposed commercial unit shall be subject to a separate advertising consent application. Signage shall not be erected on the building without the prior consent of the local planning authority.

Reason: In order to ensure a high quality design finish and external appearance of the development in the interest of the visual amenity of the area including the conservation area.

#### CONSTRUCTION AND LOGISTICS PLAN (CLP) AND CONSTRUCTION MANAGEMENT PLAN (CMP)

5. At least 1 month prior to the commencement of the development a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) should be submitted for the approval of the LPA. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Crouch Hill and Hornsey Park is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods. The development shall comply with the submitted Construction Management Plan (CMP) and Construction Logistics Plan (CLP) unless an alternative CMP/CLP is submitted to and approved in writing by the local planning authority. The site or contractor company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

Reason: To minimise vehicular conflict and other environmental factors during construction in order to limit the impacts of the construction of the development on adjoining residents and locality.

#### CONSTRUCTION DUST MITIGATION

6. The construction phase of development shall be carried out in accordance with the Mayor's Best Practice Guidance "The control of dust and emissions from construction and demolition").

Reason: To protect the environment and amenities of the locality.

#### CONSTRUCTION HOURS

7. The construction works shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays, unless alternative arrangements are agreed in writing by the local planning authority.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

#### NOISE

8. The development hereby approved shall comply with BS8233 with regard to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development

#### BOUNDARY TREATMENT

9. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

#### EXTERNAL LIGHTING

10. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

#### SUSTAINABILITY

11. Prior to the commencement of the development an Independent Sustainability Assessment, in accordance with Building Research Establishment guidelines, demonstrating that the development will meet Eco-Homes "Very Good" standard (or an equivalent standard under any successor standard such as BREEAM Domestic Refurbishment Standard) shall be submitted to and approved in writing by the local planning authority.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development.

#### WASTE AND RECYCLING MANAGEMENT, STORAGE & COLLECTION

12. The waste and recycling management, storage and collection provisions for the proposed site shall be carried out in accordance with the approved plans.

Reason: In order to ensure satisfactory waste and recycling arrangements.

#### SATELLITE AERIALS

13. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, prior to the occupation of the development, details of a scheme for a central satellite dish/aerials shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

#### USE OF COMMERCIAL/RETAIL FLOORSPACE

14. Prior to the occupation of the ground floor commercial unit hereby approved, details of the use and operation shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To protect the vitality and viability of this Local Shopping Centre and the amenity of neighbouring occupiers.

#### INFORMATIVE: NAMING AND NUMBERING

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

## INFORMATIVE

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

## REASON FOR APPROVAL:

The principle of residential use is supported by National, Regional and Local planning policy. The proposed development would preserve the character of the locally listed building and the conservation area. There would be no adverse impact on the amenity of neighbouring owner/occupiers as a result of the proposal. The resulting residential units would be of a high standard of design and providing generous internal floor space standards. The development is acceptable in terms of impact on traffic and parking and waste management and sustainability. The application is in accordance with policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', EMP4 'Non-Employment Generating Uses', M3 'New Development Location and Accessibility', M10 'Parking and Development', 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' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 Conservation and Archaeology, SPG8a 'Waste and Recycling', and SPD 'Housing' of the Haringey Supplementary Planning Guidance and Documents.

# **APPENDIX 1 CONSULTATION RESPONSES**

No.	Stakeholder	Question/Comment	Response
Statutory and Internal Responses			
1	Thames Water	<p>Thames Water</p> <p>Waste Comments Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.</p> <p>Water Comments On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.</p> <p>Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	Noted. Informative Included.
2	Haringey Transportation Team	<p>Although this site is located within the Crouch End Restricted Conversion Area, it is within a short walking distance of the bus routes located on Crouch End Broadway which when combined offers some 40 buses per hour (two-way) for frequent connections to Crouch Hill rail station, Finsbury park and Archway underground stations. We have subsequently considered that the majority of the prospective patrons of this development proposal would use sustainable travel modes for their journeys to and from the site. It is also deemed that the proposed change of use would not generate a significant increase in traffic which would have any significant adverse impact on the vehicular trips on the adjoining roads network.</p> <p>In addition there is also the presence of the Crouch End "A" controlled parking zone (CPZ) in this area which operates from Monday to Friday between 10:00am and 12 noon. The CPZ operational hours are subject to review on the implementation of the Hornsey Town Hall proposals. We are therefore confident that this development proposal can be dedicated as Car Free development in line with UDP policy M9, resident of the proposed development will not be entitled to apply for on street parking permits.</p> <p>A site visit conducted on the 6th of July 2012 observed that the existing street lighting in the area surrounding the site is in need of enhancement. As such we will require the applicant to contribute a sum of £13,000 (thirteen thousand pounds) by way of a S.106</p>	Noted. Conditions and s106 legal agreement included.

No.	Stakeholder	Question/Comment	Response
		<p>agreement towards environmental improvement including street lighting aimed at promoting travel my sustainable modes of transport to and from the site.</p> <p>Consequently, the highway and transportation authority would not object to this application subject to the following conditions:</p> <p>1) The applicant enters into a S.106 agreement Establishment or operates a car club; the developer must offer free first year membership to all new residents of the proposed development.</p> <p>Reason: To reduce the demand for parking, intern reduces congestion on the highways network and to ensure residents of the development will have access to a car.</p> <p>2) The applicant enters into a S.106 agreement to dedicate the development as a car free development. The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a resident's parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO.</p> <p>Reason: To mitigate the parking demand generated by the development on the local. And to reduce car ownership and trips generated by car, and increase travel by sustainable modes of transport.</p> <p>3. The applicant/ Developer will be required to contribute by way of a S.106 agreement £13,000 (Thirteen Thousand Pounds) for local transport infrastructure enhancement within the local area surrounding the site.</p> <p>Reason: To provide enhance walking and cycling facilities in order to promote travel by sustainable modes of transport to and from the site.</p> <p>3).The applicant/ Developer are required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commences on site. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Crouch Hill and Hornsey Park is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation</p>	

No.	Stakeholder	Question/Comment	Response
		<p>Informative - The new development will require numbering. The applicant should contact Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p>	
3	Haringey Waste Management Team	<p>This proposed development of 1 x 3 bedroom flat, 4 x 2 bedroom flat and with ancillary commercial office space requires a standard kerbside collection full set consisting of a waste storage area at the front of the property of suitable size to store 4x 240 litre residual waste bins and 4 x 240 litre recycling bins.</p> <p>The area must also be able to house trade waste facilities for ancillary commercial business. The waste storage area should be located at the most convenient side of the property to allow a kerbside collection by both the refuse collection service and the recycling service, and it should be of suitable size to contain 8 x 240 waste bins and commercial waste requirements which are unknown.</p>	Noted. Amended plans submitted to ensure compliance with these requirements.
External Responses			
1	144a Crouch Hill	<p>Objection - Comments: We are concerned that there will be a lot of noise pollution caused by the building works and will disrupt the little quiet we have in our flat.</p>	Comments Noted. Hours of Construction and a Construction Logistics Plan will limited noise and disturbance during the construction period.
2	145 Crouch Hill	<p>Objection Crouch End is a very special place to live, it is home to many artists and musicians and the whole community thrives on the fact that Crouch End is a haven for creative people.</p> <p>The Church Studio has been a performance space since the 70's and has become an iconic landmark for Crouch End and North London. It is sad to hear that so many recording studios and theatres have now been sold to be converted to residential flats but this one in particular, as it is in the heart of Crouch End and in a beautiful ancient building should certainly remain as a performance space. The church is also home to several other studios and production suites, all of which would also have to close as residential property attached to the same building will hear noise bleed unless tens of thousands of pounds are spent on secure sound proofing.</p> <p>Like so many other studios and church buildings, once the transformation has been made they will never be converted back. I assume parking spaces will also have to be provided on the premises so building work to the car park will also change the architecture of the church grounds. So the decision will affect not only the stunning building but also the creative and artistic community that Crouch End is proud of. I hope</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.



No.	Stakeholder	Question/Comment	Response
		<p>the financial gains of a few by destroying such a wonderful place are outweighed by a desire of Crouch End residents and Harringey [sic] council to continue to support the arts.</p>	
3	Flat 6 Crouch Hill Mansions, 143 Crouch Hill	<p>I am writing to object to a planning application on the property near to me, referenced above.</p> <p>The Church studios are and have been a part of Crouch End's artistic and creative heritage for decades. Many local musicians use and are based in the building. If the main part of the building is converted into residential flats the studios that adjoin the building will likely have to cease operation or spend thousands on further soundproofing to avoid noise disturbance. I feel that this will have a significant effect on the vitality of the local arts scene and the character of the area. It will also affect the livelihoods of those working in the building at this time.</p> <p>Crouch End is renowned as one of London's most creative areas and the use of the building as a hub for musicians and artists is part of local folklore. The Wikipedia entry for Crouch End has an entire section on the arts scene in Crouch End, in which the Church studios feature prominently. It is a well known fact that Bob Dylan recorded in the studios in the 1980s. However, not only does the building have a musical history, it has a musical future too. The likes of Mumford &amp; Sons, Michael Kiwanuka and Ben Howard have worked and recorded with the Communion record label recently, who are also based in the building. Those artists are now breaking through to become internationally successful. Indeed, a session Kiwanuka recorded in another of the studios in the building, The Crypt, has attracted millions of views on YouTube, propelling that studio and attracting other artists to work there. This development will threaten the productivity of these studios and the artists working in them.</p> <p>The building itself is a visually arresting 17th century church. As such it is one of the most valued buildings in Crouch End. It is inevitable that conversion for residential use will mean more maintenance of the building will be required both on the interior and exterior. It may prove difficult to maintain aspects of the building in keeping with the materials it was originally constructed with. In addition, I feel there are many other buildings in the area that are not as valued and are more suitable and more in need of redevelopment into residential properties. I hope you will carefully consider these points before making a decision on this case.</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.
4	Flat 3, 145a Crouch Hill	<p>Comments: Sustainability Issue SC18 - Social/Economic asks "is a leisure [sic] or cultural facility lost or gained?" The answer given is "No". I would dispute [sic] this and state that the numerous recording and rehearsal facilities the church houses are a "cultural facility" that would be lost if the building was converted to residential useage [sic]. Live music necessitates facilities such as these to survive and they should not be treated differently from the music venues and halls were the performance side of music</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.

No.	Stakeholder	Question/Comment	Response
		happens. As a result it would be a great loss to not just the local musicians but also the cultural community if yet another studio were to close in the name of profit.	
5	147 Crouch Hill	<p>I am writing to object to a planning application on the property near to me, referenced above.</p> <p>The Church studios are and have been a part of Crouch End's artistic and creative heritage for decades. Many local musicians use and are based in the building. If the main part of the building is converted into residential flats the studios that adjoin the building will likely have to cease operation or spend thousands on further soundproofing to avoid noise disturbance. I feel that this will have a significant effect on the vitality of the local arts scene and the character of the area. It will also affect the livelihoods of those working in the building at this time. Crouch End is renowned as one of London's most creative areas and the use of the building as a hub for musicians and artists is part of local folklore. The Wikipedia entry for Crouch End has an entire section on the arts scene in Crouch End, in which the Church studios feature prominently. It is a well known fact that Bob Dylan recorded in the studios in the 1980s. However, not only does the building have a musical history, it has a musical future too. The likes of Mumford &amp; Sons, Michael Kiwanuka and Ben Howard have worked and recorded with the Communion record label recently, who are also based in the building. Those artists are now breaking through to become internationally successful. Indeed, a session Kiwanuka recorded in another of the studios in the building, The Crypt, has attracted millions of views on YouTube, propelling that studio and attracting other artists to work there. This development will threaten the productivity of these studios and the artists working in them. The building itself is a visually arresting 17th century church. As such it is one of the most valued buildings in Crouch End. It is inevitable that conversion for residential use will mean more maintenance of the building will be required both on the interior and exterior. It may prove difficult to maintain aspects of the building in keeping with the materials it was originally constructed with. In addition, I feel there are many other buildings in the area that are not as valued and are more suitable and more in need of redevelopment into residential properties.</p> <p>I hope you will carefully consider these points before making a decision on this case.</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.
6	37a Conway Road Palmers Green N14	<p>I am writing to object to a planning application on the property near to me, referenced above.</p> <p>The Church studios are and have been a part of Crouch End's artistic and creative heritage for decades. Many local musicians use and are based in the building. If the main part of the building is converted into residential flats the studios that adjoin the building will likely have to cease operation or spend thousands on further soundproofing to avoid noise disturbance. I feel that this will have a significant effect on the vitality of the local arts scene and the character of the area. It will also affect the livelihoods of</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.

No.	Stakeholder	Question/Comment	Response
		<p>those working in the building at this time.</p> <p>Crouch End is renowned as one of London's most creative areas and the use of the building as a hub for musicians and artists is part of local folklore. The Wikipedia entry for Crouch End has an entire section on the arts scene in Crouch End, in which the Church studios feature prominently. It is a well known fact that Bob Dylan recorded in the studios in the 1980s. However, not only does the building have a musical history, it has a musical future too. The likes of Mumford &amp; Sons, Michael Kiwanuka and Ben Howard have worked and recorded with the Communion record label recently, who are also based in the building. Those artists are now breaking through to become internationally successful. Indeed, a session Kiwanuka recorded in another of the studios in the building, The Crypt, has attracted millions of views on YouTube, propelling that studio and attracting other artists to work there. This development will threaten the productivity of these studios and the artists working in them.</p> <p>The building itself is a visually arresting 17th century church. As such it is one of the most valued buildings in Crouch End. It is inevitable that conversion for residential use will mean more maintenance of the building will be required both on the interior and exterior. It may prove difficult to maintain aspects of the building in keeping with the materials it was originally constructed with. In addition, I feel there are many other buildings in the area that are not as valued and are more suitable and more in need of redevelopment into residential properties. I hope you will carefully consider these points before making a decision on this case.</p>	
7	Wai Hale, Maypole Dock Quaker Lane Southall UB2 4RG	<p>I really object to the Church Studios re-development as flats.</p> <p>The Church is an historic recording studio and I had the immense privilege and pleasure to work there as a sound engineer when it was still owned by Dave. Stewart. I consider The Church as my "Alma Mater" and I learned my craft there. However I know sentimentality does not get you anywhere these days, just hard cash, so I am not trying to say that its current owner should not sell it, he is completely within his rights. However Haringey Council should exercise its rights to preserve its musical heritage. The studio could be preserved and be run commercially again. As it is a very large building , its use could be divided. Part of it could remain studios rooms, especially the very unique upstairs large room which fits up to 80 musicians. The other parts could be run as social and local enterprises where local residents could come to learn musical skills, etc. Event could be organised there too. Has Haringey council formally registered any interest yet in the government initiative to open up digital terrestrial television and have a local channel? Haringey rich cultural background would be perfect and parts of The Church could be easily adapted to become a TV studio. There a lots of ways to make the Church become a very good economically viable enterprise. The only reason its current owner has gone for a very predictable flats development is that he probably just want a quick sale and has not fully explored all the possibilities. This is where you,</p>	Comments Noted. Issues raised are addressed in section 8.2 of this report.

No.	Stakeholder	Question/Comment	Response
		as the elected representatives of Haringey residents, should step in and make sure that the Church musical future not just its past is safeguarded. Please do not hesitate to get in touch with me and I would be more than happy to develop my ideas further with you.	
Other Consultation Responses			
	E-Petition submitted through Haringey Website	<p>At the time of writing this report the e-petition had 26 signatories</p> <p>The details are as follows:</p> <p>“We the undersigned petition the council to Reject plans to redevelop Church Studios on Crouch Hill into residential flats, office and retail space, maintaining the building's original features both internally and externally; Carefully consider the impact such a redevelopment would have on the character and cultural heritage of Crouch End; Consider potential practical solutions that will enable the entirety of the building to continue to be used by musicians and artists for creative purposes.</p> <p>The Church studios are and have been a part of Crouch End's artistic and creative heritage for decades. Many local musicians and artists use and are based in the building. If the main part of the building is converted into residential flats, not only will a remarkable and historic portion of the building be forever changed, the smaller studios that adjoin the building will likely have to cease operation or spend thousands on further soundproofing to avoid noise disturbance. This will have a significant effect on the vitality of the local arts scene and the character of the area. It will also affect the livelihoods of those working in the building at this time.</p> <p>Crouch End is renowned as one of London's most creative areas and the use of the building as a hub for creatives is part of local folklore. The Wikipedia entry for Crouch End has an entire section on the arts scene in Crouch End, in which the Church Studios feature prominently. It is a well known fact that Bob Dylan recorded in the studios in the 1980s. However, not only does the building have a musical history, it has a musical future too. The likes of Mumford &amp; Sons, Michael Kiwanuka and Ben Howard have worked and recorded with the Communion record label recently, who are also based in the building. Those artists are now breaking through to become internationally successful. Indeed, a session Kiwanuka recorded in another of the studios in the building, has attracted millions of views on YouTube, propelling that studio and attracting other artists to work there. This development will threaten the productivity of these studios and the artists working in them.</p> <p>The building itself is a visually arresting 19th century church. As such it is one of the most valued buildings in Crouch End. It is inevitable that conversion for residential use will mean more maintenance of the building will be required both on the interior and</p>	Details of E-petition Noted. Issues raised are addressed in section 8.2 of this report.

No.	Stakeholder	Question/Comment	Response
		<p>exterior. It may prove difficult to maintain aspects of the building in keeping with the materials it was originally constructed with. In addition, there are many other buildings in the area that are not as valued and are more suitable and more in need of redevelopment into residential properties.</p> <p>Started by: Steve Watson</p> <p>This ePetition runs from 10/09/2012 to 09/11/2012.</p> <p>26 people have signed this ePetition”</p>	

**APPENDIX 2  
ADDENDUM TO DESIGN AND ACCESS  
STATEMENT**

21 September 2012  
CRH/X/DAS/05

**The Church Studios**  
145H Crouch Hill  
London N8 9QH

## **ADDENDUM TO THE DESIGN AND ACCESS STATEMENT**

For application ref. HGY/2012/0929, submitted on 02.05.2012  
Prepared by Studio Mark Ruthven

Since the submission of this application a number of comments and misleading statements have appeared in the press. Furthermore, a petition is now being circulated that we consider further presents the proposal and the circumstances incorrectly. By way of clarity we would set out the following:

### **1.0 History of the Building**

145H Crouch Hill, also referred to as The Church Studios, is part of a greater, previously ecclesiastical building that stretches south up Crouch Hill. The greater building, including The Church Studios, was constructed towards the end of the 19<sup>th</sup> Century and, starting in the later sectors of the last century, it has been systemically converted to other uses. Over the past 30-40 years it has been converted and partitioned into studios, offices, workshops, an animation studio and the southern end of the building remains a place of worship today. As a footprint, 145H makes up about 25% of the greater church building, at the north end of it. The west façade, facing onto Crouch Hill, presents a very significant architectural statement to the town scape of Crouch End. Due to the various conversions and alternative uses that the greater property has adopted, most of the access and activity is focused on the south and rear façade, where entrances serve the place of worship and the various studios and workshops. Whilst being a fine example of period ecclesiastical architecture, the west façade presents a rather sombre and anonymous face to the street.

Since 1983, 145H has been in the private ownership of two musicians – Dave Stewart and more recently, since 2004, David Gray. The property has been used for the development of their respective musical careers. For the past eight years David Gray has used the property as a studio, rehearsal space, storage facilities for substantial touring equipment and as a recording facility for his own records. For the past 18 months The Church Studios have attempted to operate as a commercial recording facility. However, as highlighted later, as with the general demise of the recording industry, the attempts to hire out the facilities of The Church Studios have proved commercially unsuccessful.

Over the 30 years that the studios have been owned by these two musicians, a number of artists have visited the building and played music while there. The studios have been used as a rehearsal space in that regard, music has been recorded, but until very recently, as indicated above, they have not been promoted formally as a recording facility for hire. So, whilst Bob Dylan, a friend of Dave Stewart's, famously visited the building back in the 80's, he did not make a record there, nor did Joni Mitchell or Mumford and Sons, Michael Kiwanuka or Ben Howard. The latter three have recorded at facilities in another section of the building but not in The Church Studios.

### **2.0 Employment at The Church Studios (EMP 4)**

There have been no permanent staff working in the premises since 2004. The facilities have been used for about 3 months out of any given year as a rehearsal and recording space. During those sessions there may be as many as 4-5 musicians and 2-3 engineers/producers. Otherwise, the property has been unused other than for storage of equipment. There have been sporadic occasions when the facilities have been used by other recording artists; on those occasions they would typically bring their own engineers, assisted by the house engineer, and the number of musicians in

attendance would vary depending on the band. The facility does not employ local people and local musicians have not used the facility for recording purposes.

### **3.0 Local Cultural and Creative Leisure Facility and tourism (CLT 2)**

As stated above, the studios have been in private ownership for at least the past 30 years by only two individuals and apart from sporadic use by other bands from outside the area it has not been used by local artist or musicians. So, whilst Bob Dylan's visit to the building is certainly part of local folklore, people do not travel to Crouch End to visit the site, in the same way that people do not visit Coleridge Primary School because it was once Hornsey Art College.

Konk Studios in Crouch End may have provided music recording amenities for, amongst others, The Kinks, The Kooks and The Cure, however, it is not a highlight of any UK Muso Tour. Few residents in Crouch End could even locate Konk Studios and the facility has been up for sale for some time.

The point being, it is not appropriate or good planning policy to freeze a building's use just because of some historic activity that occurred there, particularly if that activity is no longer commercially viable, unless that historic activity is so significant that public funding can be committed to subsidise the building's future. This simply is not going to evolve in the current climate of funding cuts.

The Church building, apart from its formidable façade, presents an anonymous face to the street and very few people could actually say which section is used by The Church Studios. It is not Abbey Road and there is no pedestrian crossing.

### **4.0 Impact on Adjoining Property**

It has been suggested that the change of use of the studio to residential accommodation would somehow be injurious to the existing recording studios in the greater sector of the remaining church building. From a commercial perspective, if The Church Studios were operating as a successful recording facility for hire, which they do not, then surely the change of use would enhance the hire opportunities for the adjoining facilities. Furthermore, it has been suggested that the issue of sound transference from The Church Studios in residential use would be problematic for the adjoining recording studios. Firstly, the activity of domestic habitation is considerably quieter than a space that has been used for playing loud music late into nocturnal recording sessions. Secondly, it is, virtually, by definition that recording facilities contain and control the sound/music they 'host' so it would be presumed that the adjoining studios have existing treatment for acoustic containment and isolation. Finally, the future residential development of The Church Studios would be required by current Building Regulations to provide a very high standard of acoustic separation both between apartments within the development and, particularly, from any adjoining property.

### **5.0 Impact on the Fabric of the Existing Building**

It has been suggested that people living in the building would have a detrimental effect on the fabric of the property. Other than the complete re-building of the rear façade, which is currently a local eyesore, the remaining front and side façades are of robust stone and more than fit for the new purpose. The greatest threat to the external stone fabric will be rain and monoxide from passing cars, neither of which will be abated by this change of use. However, it is well proven that buildings held collectively in private ownership are well cared for, as the residents will wish to safeguard their investment. Furthermore, the conversion will mean that the building will be fully refurbished and cleaned. Rusting, deteriorating and leaking windows will be replaced to match and heat and ventilation will be introduced to the interior to extend the life of the building. Current Building Regulations will also require that the building enjoys occupation in a far more energy efficient manner.

### **6.0 Demise of the Recording Industry and Recording Facilities in London**

It is a sad but widely recognised reality that the whole of the recording industry has undergone radical change in the past decade. The advent of computer-based digital recording has had a very adverse effect on the older facilities. In days past everything was recorded onto a tape. In



order to do this, artists needed a 24 track tape machine. Tape machines were expensive but, provided they were well looked after, could work beautifully for decades. Because the new digital computer systems are constantly updating themselves in order to be faster and more versatile, in order to keep up and run the current software whole systems have to be scrapped and replaced at a cost of many thousands of pounds every few years. As an example, the equipment in The Church Studios has been upgraded three times in the past 9 years and today it unfortunately finds itself not fully up to date. Furthermore, the ease of digital downloading and music piracy has seen record sales plummet to current levels, which are perhaps about a quarter of what they were 10 years ago. A young music enthusiast now would consider it ridiculous to actually buy a piece of music when they can download it and listen to it for free on any number of music streaming sites, such as Spotify.

Traditionally, the big record companies, such as E.M.I. or C.B.S., would have owned most of the big recording studios. Even in their heyday the big studios were often running at a loss or barely breaking even, but it did not seem to matter when the records produced there were going on to sell millions of copies. In this respect they were viewed as sort of loss leaders. As a result of all these changes to the recording industry, a lot of major London studios have been closed down, put up for sale and converted to another use. The following is a partial record of the demise of so many of these studios.

### **1. Air Recording Studios, Lyndhurst Hall, Hampstead NW3 5NG**

Built in 1880 as a Victorian church, became Grade II listed in May 1974.  
Recording Studios opened in December 1992, business is currently up for sale.

### **2. Abbey Road Studios, 3 Abbey Road, St. John's Wood NW8 9AY**

Studios set up in 1931 as first custom-built recording studio.  
Owners (EMI) considered selling the studios in 2010 to reduce company debt.  
Company taken over by bank February 2011, onward sale pending European Commission approval. Studio complex became Grade II listed in February 2010 to prevent major alteration of the site.

### **3. Britannia Row Studios, 35 Britannia Row, Islington N1 8HQ**

Three-storey block converted from chapel to recording studios in 1975, vacated in 1995.

Planning permission for change of use to residential use consented in 2000.

### **4. Eden Studios, 20-24 Beaumont Road, Chiswick W4 5AP**

Recording studio moved into premises in 1973, closed July 2007.

### **5. Eel Pie Studios, The Boathouse, Ranelagh Drive, Twickenham TW1 1QZ**

Converted from a boathouse to Oceanic Studios in 1975, converted to commercial recording studio in 1981 and became Eel Pie Studios.  
Now closed and permission for change of use to single residential dwelling pending.

### **6. Island Records, 22 St. Peter's Square, Hammersmith W6 9NW**

Grade II listed building established as recording studio and associated offices in 1973.  
Recording studio closed and was sold in 2005 and converted into offices.

### **7. Konk Studios, 84-86 Tottenham Lane, Crouch End N8 7EE**

Recording studios opened in 1971, facilities up for sale since 2011.

### **8. Lansdowne Studios, Lansdowne House, Holland Park W11 3LP**

Recording studio from 1957, closed September 2006.

Planning permission for change of use to residential use consented in 2008.

#### **9. Livingston Studios, The Old Church Hall, 1 Brook Road, Wood Green N22 6TR**

Opened in 1980, closed in 2012.

#### **10. Mayfair Studios, 11a Sharpleshall Street & 10 Eglon Mews, Primrose Hill, NW1 8YN**

Recording studios established on site in 1981, studios closed December 2008.

Planning permission for demolition and redevelopment for change of use to residential and part office use consented in 2011.

#### **11. Olympic Studios, 117 Church Road, Barnes SW13 9HL**

Public hall building built in 1906, converted to recording studios and opened in January 1967. Closed down in December 2008.

#### **12. SARM Studios, 8-10 Basing Street, Notting Hill W11 1ET**

Recording studios located in a converted chapel and adjacent corner building.

Planning permission for change of use to residential and part office, part recording studio, consented in 2010.

#### **13. The Townhouse Studios, 140 – 142 and 150 Goldhawk Road, Shepherd's Bush W12 8HH**

Converted from film studio to recording studio in 1979, closed in April 2008. Planning permission for change of use to residential (seven apartments) and part office, part recording studio, consented in 2011.

#### **14. Wessex Studios, 106 Highbury New Park, Islington N5 2DP**

Church hall converted to recording studio 1966, closed in 2003. Planning permission for change of use to residential (eight apartments, one house) consented in 2004.

#### **15. Whitfield Street Studios, 31-37 Whitfield Street, London W1T 2SF**

Constructed as purpose-built recording studios, opened in 1972. Studios closed, Planning permission for change of use to office development only and general refurbishment consented in 2006.

### **7.0 Summary**

In conclusion, we would reiterate the facts that:

- The Church Studios have always been in private ownership and have not operated as a cultural/artistic facilities for the local residents of Crouch End.
- Whilst some famous musicians have, over the past three decades, visited the building, the Studios provide no legacy of music recording for these individuals.
- The nature of recording activities, as they have occurred in The Church Studios, provide very limited, sporadic employment opportunities, and typically for people living outside the local area.
- The sad demise of the recording industry, on a global scale, resulting from the internet and evolving digital technology, is reflected in the closure of so many similar facilities as set out above.
- In the same manner that the greater church building has generally evolved to other uses, other than its ecclesiastical origin, it is important that significant historic buildings find adaptive re-use when current uses become redundant and non-viable.
- This proposed re-use for the building is fully in compliance with all of the Council's requirements for a development of this nature.

- Residential use in the town centre site supports and exemplifies national policy for the regeneration of our high streets.
- The conversion of The Church Studios into five very generous family apartments, in a manner that respects many historical features of the building's interior, means that 15-20 people will make new homes here and enjoy the building on a daily basis.

END