

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

**Reference No:** HGY/2006/0582

**Ward:** Crouch End

**Date received:** 21/03/2006

**Last amended date:** N/A

**Drawing number of plans:** 2873 P01 rev B, P02 rev B

**Address:** Land Rear Of 27 - 47 Cecile Park N8

**Proposal:** Conservation Area Consent for the demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces.

**Existing Use:** Garages  
Residential

**Proposed Use:**

**Applicant:** Mithril Homes

**Ownership:** Private

**PLANNING DESIGNATIONS**

Crouch End Conservation Area  
Road - Borough

**Officer contact:** Luke McSoriley

**RECOMMENDATION**

GRANT PERMISSION subject to Section 106 Legal Agreement and conditions.

**SITE AND SURROUNDINGS**

Approximately 40 lock-up garages currently occupy the site. The garages are situated along the southern boundary of the site. Vehicle access is gained between numbers 37 and 39 Cecile Park. Much of the site is gravelled. The site is within The Crouch End Conservation Area; the southern edge of the site forms the boundary of the Conservation Area.

**PLANNING HISTORY**

9 applications for the erection of lock up garages were submitted between 1967 and 1984 with the most significant being the granting of permission for 39 garages in 1967.

- OLD/1986/0974 - Erection of 17 lock up garages.  
REFUSED 28/07/86
- OLD/2000/0604 - Residential development to provide 7 x 2 storey houses and 1 self-contained flat with car ports / parking for 14 cars, also 26 lockup garages.  
REFUSED 15/12/00
- OLD/2000/0605 - Conservation Area Consent for the demolition of garages.  
REFUSED 15/12/00
- HGY/2000/0935 - Application to erect 7 houses and one flat and garages in basement area.  
REFUSED 05/12/00 subsequent appeal DISMISSED
- HGY/2000/0933 - Conservation Area Consent to erect 7 houses and one flat and garages in basement area.  
REFUSED 05/12/00 subsequent appeal DISMISSED.
- HGY/2001/1696 - Application to erect 6 dwellings and ten garages.  
REFUSED 06/04/04 subsequent appeal DISMISSED.
- HGY/2001/1697 - Conservation Area Consent for the demolition of garages.  
REFUSED 27/07/04 subsequent appeal DISMISSED.
- HGY/2005/1985 - Demolition of existing 35 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 No parking spaces.  
WITHDRAWN 14/12/05
- HGY/2005/1987 - Conservation Area Consent for the demolition of 35 garages.  
WITHDRAWN 14/12/05

## **DETAILS OF PROPOSAL**

The application proposes the demolition of 39 existing garages situated on the site and erection of 5 x 2 storey three bedroom houses with associated landscaping and the formation of 10 no. parking spaces. Units 1, 3, 4 and 5 would contain a ground floor level with combined kitchen and dining room with a first floor level of three bedrooms one with ensuite. Unit two would contain the same layout at the first floor level but would have a separate dining room and a living room at ground floor level with a kitchen situated at lower ground floor level.

## **CONSULTATION**

N/A

## RESPONSES

N/A

## RELEVANT PLANNING POLICY

UD 3 'General Principles'

UD 4 'Quality Design'

CSV 1 'Development in Conservation Areas'

CSV 7 'Demolition in Conservation Areas'

HSG 1 'New Housing Developments'

HSG 2 'Change of Use to Residential'

HSG 9 'Density Standards'

M3 'New Development Location and Accessibility'

M10 'Parking for Development'

SPG 1a 'Design Guidance and Design Statements'

SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'

SPG 3b 'Privacy / Overlooking /, Aspect / Outlook and daylight / Sunlight'

SPG 3c 'Backlands Development'

Planning Policy Guidance Note 3 – Housing (PPG3)

## ANALYSIS/ASSESSMENT OF THE APPLICATION

### Impact on Crouch End Conservation Area

The current application follows the refusal of two similar planning applications for the development of the site as well as two dismissed appeals. The design of refused scheme detailed in applications HGY/2000/0935 & 0933 was considered at appeal in July 2001, and the Inspector found that

*'whilst the design of the proposed dwellings would not imitate that of the surrounding buildings, their appearance, because of the use of similar features and materials, would be sensitive to the appearance of the existing buildings. However, the significant mass and bulk of the proposal, running the length of the site without interruption would not, in my opinion, respect the context of the surroundings or preserve the character of the conservation area.'*

Following the dismissal of this appeal another planning application was made (HGY/2001/1696 & HGY/2001/1697) and this was refused in April 2004. Although this application was refused and also went to appeal the design of the scheme was different to the previous scheme with detached houses proposed rather than a terrace of dwellings. In the appeal decision relating to this application The Planning Inspector concluded that the proposed development 'would serve to preserve and enhance the character and appearance of the Conservation Area'. This appeal was dismissed but on grounds relating to its harmful impact on the amenity of existing occupiers rather than its impact on the Crouch End Conservation Area.

The current application is similar in design and layout to the 2004 scheme with detached buildings proposed although the current application proposed one less dwelling. Only part of dwelling number would be visible along the access road from Cecile Park and as such it is considered that the development would not detract from the character or appearance of the buildings fronting Cecile Park, which provide the visual focus for this part of the Crouch End Conservation Area. The site of the proposed development is a backland site and as such the development would not form a visually prominent group of buildings within the Crouch End Conservation Area. The current application in terms of its impact on the Crouch End Conservation Area is considered consistent with Policy CSV 1 'Development in Conservation Areas' in that it respects the character and appearance of the area and would preserve its historic character.

The application also proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. The proposed development is considered consistent with Policy CSV 7 'Demolition in Conservation Areas'.

## **SUMMARY AND CONCLUSION**

The application proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. In addition a proposed redevelopment of the site that would result in the erection of 5 dwellings has been recommended for approval. The proposed demolition of the existing garages is considered consistent with Policies CSV 1 'Development in Conservation Areas' and CSV 7 'Demolition in Conservation Areas' and it is recommended that Conservation Area Consent is GRANTED.

## **RECOMMENDATION**

GRANT CONSERVATION AREA CONSENT subject to condition:

Registered No. HGY/2006/0582

Applicant's drawing No.(s) : 2873 P01 rev B & P02 rev B

Subject to the following condition:

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

Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

## **REASONS FOR APPROVAL**

The application proposes the demolition of 39 existing garages on the site. These garages have no historical value and the removal of these buildings would not have an adverse impact on the character and appearance of the Conservation Area. In addition a proposed redevelopment of the site that would result in the erection of 5 dwellings has been recommended for approval. The proposed demolition of the existing garages is considered consistent with Policies CSV 1 'Development in Conservation Areas' and CSV 7 'Demolition in Conservation Areas' and it is recommended that Conservation Area Consent is granted.