

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2012/1802	Ward: Crouch End
Address: Land rear of 27-47 Cecile Park N8	
Proposal: Conservation Area Consent for application to replace an extant planning permission reference HGY/2009/1768 in order to extend the time limit for implementation, for demolition of 32 existing lock-up garages and erection of 4 x 2 / 3 storey three bedroom houses with associated landscaping and 8 parking spaces	
Existing Use: Garages	Proposed Use: Residential
Applicant: MrGuy Dudding Verisma Managment Ltd	
Ownership: Private	
Date received: 18/09/2012	
Drawing number of plans: PL01,PL02 PL04 and PL05	
Case Officer Contact: Matthew Gunning	
RECOMMENDATION: GRANT CONSERVATION AREA CONSENT	

1.0 SITE AND SURROUNDINGS

1.1 As per HGY/2012/1801

2.0 PLANNING HISTORY

As per HGY/2012/1801

3.0 RELEVANT PLANNING POLICY

National Planning Policy

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

London Plan 2011

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.9 Heritage-led regeneration

Haringey Unitary Development Plan (2006)

G10 Conservation
CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
CSV7 Demolition in Conservation Areas

Supplementary Planning Guidance

SPG2 Conservation and Archaeology

4.0 CONSULTATION

As per HGY/2012/1801

5.0 RESPONSES

As per HGY/2012/1801

6.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

6.1 As outlined in the report for the accompanying planning application HGY/2012/1801, a previous Planning Inspector considered the existing garages make no positive contribution to the character and appearance of the conservation area. The Inspector went onto say that indeed, in his view they detract from it due to the ugliness of their design; their lack of visual relation to the houses that give the area its special character.

6.2 Based on the Inspector's decision then and the subsequent 2010 approval, the demolition of the existing garages are considered to be acceptable and in line with Haringey Unitary Development Plan Policy CSV7 'Demolition in Conservation Areas'.

13.0 RECOMMENDATIONS

GRANT CONSERVATION AREA CONSENT

Applicant's drawing No.(s) PL01,PL02 PL04 and PL05

Subject to the following condition

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

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

REASONS FOR APPROVAL

The demolition of the existing garages are considered to be acceptable as they do not make a neutral or positive contribution to the character and appearance of Crouch End Conservation Area. As such this application accords with policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.