

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2012/2427	Ward: Alexandra
<p>Address: 19 Lansdowne Road N10 2AX</p> <p>Proposal: Conservation Area Consent for demolition of existing property and erection of new 3 storey dwelling with rooms at basement level. (Amended Plans)</p> <p>Existing Use: Residential Proposed Use: Residential</p> <p>Applicant: Mr & Mrs N Young</p> <p>Ownership: Private</p>	
Date received: 10/04/2012	Last amended date: 19 th October 2012
<p>Drawing number of plans: P052-102A, P052-103A, P052-104A, P052-105A, P052-106A, P052-107 & 01</p>	
<p>Case Officer Contacts: Matthew Gunning/ Amanda Wilson</p>	
<p>PLANNING DESIGNATIONS: Conservation Area, Road Network: B Road</p>	
<p>RECOMMENDATION: GRANT CONSERVATION AREA CONSENT</p>	
<p>SUMMARY OF REPORT: This application for conservation area consent accompanies a planning application for the demolition of the existing property and the erection of new three storey dwelling with rooms at basement level. Given the siting of this property on the border of two conservation areas and its plain and intrinsically unremarkable appearance, the building makes a modest contribution to the character and appearance of the conservation area. The proposed replacement building will make a neutral contribution to the character and appearance of this part of the conservation area and as such the proposal accords with para 134 of the National Planning Policy Framework 2012, London Plan policy and Local Plan policy, namely policies CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation and Archaeology'. Given the above this application is recommend for APPROVAL.</p>	

3.0 SITE AND SURROUNDINGS

3.1 The application site is located on the western side of Lansdowne Road, a residential road which consists of a variety of architectural styles. The property is unique in that it is a detached house on a road that otherwise consists of terrace and detached properties. To the south east of the site are terraced dwellings that fall within the Muswell Hill Conservation Area. These dwellings are relatively uniform in character, comprising of red brick with rough-cast rendered upper floors, tiled roofs with decorative ridges and gable ends with half timber details. The dwellings extending to the North West on either side of Lansdowne Road are predominantly semi-detached in character and fall, as does the application site which is within Vallance Road Conservation Area. Currently there is no adopted character appraisal for the Vallance Road Conservation Area.

4.0 PLANNING HISTORY

As per HGY/2012/2426

5.0 RELEVANT PLANNING POLICY

National Planning Policy

4.1 National Planning Policy Framework 2012- The National Planning Policy Framework has replaced Planning Policy Statement 5 which in turn replaced PPG15.

4.2 London Plan 2011

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

4.3 Haringey Unitary Development Plan (2006)

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

4.4 Supplementary Planning Guidance

SPG2 Conservation and Archaeology

5.0 CONSULTATION

As per HGY/2012/2426

6.0 RESPONSES

Conservation Officer

- 6.1 The LBH Conservation Officer has assessed the proposed scheme. She notes the house has gone through many changes over an extended period. IN assessing its street elevation, she states “the proportions and detailing have been altered and improved to a point when the current proposals can be considered acceptable. The new dwelling will blend in better with the street scene than formerly proposed and will make a neutral contribution to the character and appearance of the conservation area”. She raises no objections to the proposed materials, only requesting conditions should consent be granted regarding the style and form of the roof lights and provision of samples of materials.

7.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Policy Position

- 7.1 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF notes that not all elements of a Conservation Area will necessarily contribute to the significance of that Conservation Area. The loss of a building should be considered in respect to whether its loss would cause substantial or less than substantial harm to the heritage asset.
- 7.2 In assessing applications the Local Authority must ‘identify and assess the particular significance’ of the heritage asset, in line with the requirements of the National Planning Policy Framework, paragraph 129. It is then necessary to determine what impact the proposals will have on that significance and where it is considered that there will be a degree of harm, ‘this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’ (NPPF, para 134).
- 7.3 Paragraph 138 states that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be treated as either substantial harm under paragraph 133 or less than substantial harm under paragraph 134 as appropriate.
- 7.4 Haringey UDP policies CSV1 requires proposals affecting Conservation Areas to “preserve or enhance the historic character and qualities of the buildings” and “recognise and respect the character and appearance of Conservation Areas”. Furthermore, under Policy CSV7 “the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition if it would have an adverse impact on the character and appearance of the Conservation Area”. Haringey’s draft SPG2: Conservation & Archaeology, published 2006, sets a series of recommended criteria which are

valid guidance for assessing whether demolition of buildings in Conservation Areas will be permitted.

Assessment of the Heritage Asset

- 7.5 The property is a two-storey dwelling with lower ground floor which has been extended by way of a two-storey flat roofed extension to the side and altered by the way of uPVC windows. The application site is located next to the boundary of the Muswell Hill Conservation Area, which was first designated on 1st March 1974. The conservation area was extended in 1991 to include several roads towards the north east and west that reinforce the Edwardian character of the core area.
- 7.6 As noted above the application site falls within 'Vallance Road Conservation Area', which was designated on 11th October in 2008. There is no adopted character appraisal for this conservation area, however the following justification for designation was given in 2008:

“The houses in this area were built in a wave of development of the Muswell Hill area between 1909 and 1914, predominantly containing fine examples of Arts and Crafts inspired houses of conservation area quality. Based on its predominantly Arts and Crafts style and distinct character the area was considered to be of suitable, but independent, conservation area quality to the adjoining Muswell Hill Conservation Area and Alexandra Palace and Park Conservation Area and should, therefore, be designated as a new conservation area”.

- 7.7 As per the comments outlined previously, the LBH Conservation Officer has been consulted on the scheme submitted and takes the view that the property makes a neutral contribution to the surrounding Conservation Area. Planning Officers concur with the findings of the LBH Conservation Officer and the Heritage Statement submitted by the applicant and as such the proposed demolition would result in less than substantial harm to the significance of the designated heritage asset (which in this case is the Conservation Area). The replacement building while of a contemporary design will be sympathetic to the area in terms of building form and materials resulting in a neutral contribution to the surrounding Conservation Area. On this basis this application for Conservation Area Consent is recommended for approval.

8.0 RECOMMENDATIONS

GRANT CONSERVATION AREA subject to conditions:

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

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

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

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

REASONS FOR APPROVAL

The demolition of the building on this site is acceptable in principle as it makes a neutral contribution to the character and appearance of Vallance Road Conservation Area and subject to conditions, its demolition is acceptable and accords with the National Planning Policy Framework, policies 7.8 and 7.9 of the London Plan 2011, policy CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary development Plan 2006 and SPG2 'Conservation & Archaeology'.