

**REPORT FOR CONSIDERATION AT PLANNING SUB COMMITTEE**

<b>Reference No:</b> HGY/2012/2343	<b>Ward:</b> Bounds Green
<b>Address:</b> The Spring Tavern 133 Bounds Green Road N11 2PP	
<b>Proposal:</b> Erection of 3 storey extension with a mansard roof extension and conversion of building into 8 self contained flats, including the relocation of the function room, new kitchen, relocation of the toilets and the provision of a bin and cycle store.	
<b>Existing Use:</b> Public House	<b>Proposed Use:</b> C3 Residential
<b>Applicant:</b> Mr G Grealis Crofton Developments	
<b>Ownership:</b> Private	
<b>Date received:</b> 07/12/2012 <b>Last amended date:</b> 7 February 2013	
<b>Drawing number of plans:</b> Springfield 001 and 002 Rev G	
<b>Case Officer Contact:</b> David Alabi	
<b>PLANNING DESIGNATIONS:</b> Road Network: Classified Road	
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to conditions and subject to Sec. 106 Legal Agreement	
<b>SUMMARY OF REPORT:</b> The proposal is for the erection of a 3 storey rear extension and the conversion of the building into 8 self-contained flats. The scheme has been amended to improve the size of the accommodation and in order to improve the general design and appearance of the main elevation to Park Road. The resultant scheme will provide a high standard of accommodation in a sustainable location. All the unit and room sizes associated with the conversion are consistent with the Council's floorspace minima and the associated changes to the design and layout of the building are considered sensitive to the building, its surrounding and character of the area, and overall the proposal will provide adequate living accommodation. This application is recommended for approval subject to a S106 securing an education contribution and securing the units to be 'car fee'.	

## **1. SITE AND SURROUNDINGS**

- 1.1 The application site is known as The Springfield Park Tavern, located at 133 Bounds Green Road N22, on a corner site adjacent to Park Road. The property is a three storey building with a public house on the ground floor and residential accommodation above. The property is constructed of brick, painted green at ground floor level. The upper floors have arched windows with red-brick soldier course contrast and a detailed parapet. At the rear of the property is a single storey extension with pitched roof which presents to Park Road with a parapet wall painted red punctured by an entrance door and three grilled windows. Further along the Park Road frontage is a crossover and entrance gate servicing the rear courtyard.
- 1.2 The site forms part of a short parade of shops and commercial uses, although not designated as a town centre or local shopping parade close to Bounds Green station. The next door property on Bounds Green Road is a Tesco Express (a triple frontage shop which extends the entire depth of the site at ground floor level). Next to the Tesco is a Homelink and then a cafe, an off-licence and on the corner a Ladbrokes betting shop. Above all of the commercial units are two floors of residential accommodation except for the Ladbrokes which also has rooms in the roof at third floor level. On the opposite corner of Bounds Green Road and Park Road is Bounds Green Junior School.
- 1.3 The site is close to Bounds Green Underground and Bowes Park Railway Stations. A number of local buses also service Bounds Green Road and Brownlow Road/Durnsford Road.
- 1.4 The site is not located within any specific designation within the Unitary Development Plan and Proposals Map. The site is not located within a Conservation Area and the property is not a Statutory or Locally Listed Building.

## **2. RELEVANT PLANNING HISTORY**

None.

## **3. PROPOSAL**

- 3.1 The proposal seeks to extend the existing building fronting Park Road with a three storey extension to the rear and side facing Park Road and a roof extension with a mansard roof set behind a partial parapet. The proposed scheme would retain the public house on the ground floor remodelling the interior relocating the toilets and creating a function room. The development includes a total of eight flats with a mix of one and two bedroom units and a three bedroom unit.
- 3.2 The existing beer garden associated with the public house would be removed and used as garden space for residents.

## 4. RELEVANT PLANNING POLICY

### 4.1 National Planning Policy

The National Planning Policy Framework

The NPPF was formally published on 27<sup>TH</sup> March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPS's) and Planning Policy Guidance notes (PPG'S). The NPPF has at its core a strong presumption in favour of sustainable development.

### 4.2 The London Plan - 2011

Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and Design of Housing  
Policy 3.8 Housing Choice  
Policy 3.9 Mixed and balanced communities  
Policy 7.1 Building London's neighbourhoods and Communities

### 4.3 Haringey Unitary Development Plan (2006)

G1 Environment  
G2 Housing Supply  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD8 Planning obligations  
HSG1 New Housing Development  
HSG2 Change of use to Residential  
HSG9 Density Standards  
HSG10 Dwelling Mix  
M10 Parking for Development  
M4 Pedestrian and Cyclists

### 4.4 Supplementary Planning Guidance / Documents

SPG1a Design Guidance  
SPG4 Access for All – Mobility Standards

## 5. CONSULTATION

Internal	External
Transportation Team Waste Management Ward Councillors	Surrounding occupiers that include 119-125 Bounds Green Road, 2-25 Park Road

## 6. RESPONSES

### Transport Team

- 6.1 This proposed residential development is in an area with a high public transport accessibility level and is within walking distance of Bounds Green tube station and Bowes Park train station. A site visit conducted on 07/01/2013 concluded that the immediate area surrounding this site is heavily parked with little or no on-street parking spaces available.
- 6.2 This is due to the site location on the Edge of the Bounds Green controlled parking zone which controls on-street car parking at this location and operates from Monday to Friday between 10:00am and 12:00 noon. We have however considered that due to the high public transport accessibility of the site that the majority of the prospective residents of this development would use sustainable modes of travel for their journeys to and from this site.
- 6.3 The applicant proposes providing 11 sheltered secure cycle parking spaces; this is in line with the 2011 London Plan.
- 6.4 At the time of the site visit it was observed that there is a need to enhance the existing walking infrastructure in the area surrounding the site, we will therefore require the applicant to contribute a sum of £17,000 (seventeen thousand pounds) for footways and lighting improvement in the area surrounding the site in particular on Park Road.
- 6.5 Consequently, the highway and transportation authority would not object to this application.

### Local Residents

- 6.6 Four letters have been received objecting to the application for the following reasons:
- Overdevelopment
  - Loss of light
  - Overlooking
  - Lack of parking congestion
  - The mansard roof will destroy the visual impact of the parade
  - Concern raised over the impact of construction traffic during works
- 6.7 Councillor Christophides has raised concern about road safety during construction in light of the close proximity of the site to the neighbouring Children's School.
- 6.8 Bounds Green and District Residents' Association have written in support of the application.

## 7. ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1 The main issues in this case relate to the principle of the development; design, scale and massing; the standard of accommodation proposed; relationship between the public house and flats above; impact on the amenities of surrounding occupiers; highways considerations and planning obligations.

### Principle of development

7.2 The National Planning Policy Framework (NPPF) and the London Plan (2011) broadly support mixed use developments and the provision of additional housing throughout the country and London.

7.3 In relation to housing delivery Chapter 6 of the NPPF relates to the delivery of a wide choice of high quality homes. It states that: 'housing applications should be considered in the context of the presumption in favour of sustainable development' and that it is the role of local planning authorities 'to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'. London Plan Policy 3.3 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes.

7.4 Haringey Unitary Development Plan (2006) policy HSG1 states that new housing development, including conversions, will be permitted provided that:

- The site is appropriate having regard to the sequential approach (the preferred location for housing would be on previously developed land, particularly those with high public transport accessibility)
- They include a mix of housing types, tenures and sizes (and where appropriate include affordable housing and special needs housing)
- There is (or there is potential for) access to local services, educational and community facilities and public transport; and
- Where the additional housing creates a need for ancillary community facilities or open space (i.e. education, health, transport, recreational or other facilities) a contribution towards meeting this need is provided.

7.5 Policy HSG2 states that a change of use to housing will be considered provided that the building does not fall within a defined employment area, does not involve the loss of protected open space or primary or secondary shopping frontage and the building can provide satisfactory living conditions.

7.6 The general support for housing development does not override the requirement for local policy compliance with other planning policies and material considerations particularly those relating to design, standard of accommodation and impact on residential amenity. These issues are discussed below.

### Design, scale, massing

- 7.7 Haringey Unitary Development Plan (2006) Policy UD4 relates to the overall design and scale of the extension in regard to the site and the surrounding area. SPG1a supports the intent of policy UD4. Section part D.1 states that “the form, rhythm and massing of the buildings should reflect important features in the surrounding buildings” while section F.2 states that “extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character.
- 7.8 Thus alterations and extensions should fit in to the character of the building, or if in contrasting design, should by its independence and smallness of scale not undermine the architectural effect of the whole”. Furthermore, the “development should not undermine the existing uniformity of the building or row, and should not overbalance or dominate existing features important to the building”.
- 7.9 The design of the extension has been amended because it was considered that the original design too closely followed the appearance of the main building resulting in a pastiche type fenestration.
- 7.10 The revised design now appears more complementary without mimicking the appearance of the host building. The proposed elevations will include horizontal detailing which is characteristic of the main building but does not include window arches but would be built with matching brickwork. In addition the harsh green colour on the ground floor is proposed to be repainted grey and the mansard roof covered in slates.
- 7.11 The appearance of the mansard roof would be partially hidden by a parapet wall and would be barely visible from street level except for long range views and this is considered acceptable.
- 7.12 In terms of its size, scale and massing the proposed extension is considered to be subordinate and an appropriate treatment for this site and as such is acceptable and in compliance with policies UD3 and UD4 of the Haringey Unitary Development Plan which seeks to ensure that proposals compliment the character of the local area and of a high design quality. It is stated further that that the spatial and visual character of the development site and surrounding streetscene should be taken into account and that attention should be given to building lines, form, rhythm, massing, height, scale and fenestration. As discussed it is considered that the proposed extension meet these requirements satisfactorily.

### Standard of accommodation for future occupiers

- 7.13 Policy 3.5 of the London Plan and the London “Housing Design Guide” emphasises the requirement for high quality housing in new developments. At a local level the Council’s SPD Housing informs the current UDP Policy UD3.

- 7.14 The proposed residential accommodation will consist of 8 self contained flats comprising 5X1 bed flats, 2x2 bed flats and a 1x3 bed flat. The floor sizes of each flat meets the requirements set out in the SPD and comply fully with the standards outlined in The London Plan.

**Schedule of accommodation**

Floor	Flat	Size M2	Bedrooms	Occupancy
1st	A	88	3	5 Person
	B	37	1	1 Person
	C	39	1	1 Person
2nd	D	72	2	4 Person
	E	50	1	2 Person
	F	43.3	1	1 Person
3rd	G	71	2	4 Person
	H	37	1	1 Person
<b>Total</b>	<b>8</b>	<b>Flats</b>		

- 7.15 The London Plan requirements for 1, 2 and 3 bedroom flats are 37m2 for 1 person one bed flats; 61m2 for 2 bedroom 3 person flats and 86m2 for 3 bedroom 5 person.

Relationship between the public house and flats above

- 7.16 The relationship between the public house and the proposed residential accommodation is sensitive. The applicant has acknowledged this by replacing the beer garden with 120 m2 of communal garden space for use by the residents of the proposed flats. In addition a lobby will be included at the entrance to the pub so as to reduce potential noise and activity from the premises.
- 7.17 In order to address the issue of noise disturbance from the pub to the residential accommodation above, noise attenuation measures have been discussed with the applicant’s agent who has agreed to the imposition of a relevant condition.
- 7.18 The suitability of such a condition is being discussed with the Council’s Environmental Health officer and details of the outcome of these discussions will be reported to the Committee. Notwithstanding this, the removal of a beer garden associated with an existing pub in very close proximity to existing housing will generate some additional local environmental improvements.

### Impact on the amenities of surrounding occupiers

- 7.19 The proposed rear extension would not have an adverse impact on the amenities of neighbouring occupiers. The nearest affected residential premises at 1-7 Park Road include a blank flank wall facing the rear of the proposed extension. Moreover the general design, scale and mass of the extension viewed from neighbouring premises would be acceptable.
- 7.20 Overall the setting and orientation of the proposed extension in relation to the adjacent and surrounding premises would be wholly in accordance with UDP policy UD3 and sections 8.20 – 8.27 of the Housing SDP which seek to safeguard the amenities of residential occupiers in particular.

### Highways Considerations

- 7.21 The application site is situated within an area of high public transport accessibility within easy reach of Bounds Green tube station and Bowes Park rail station. In the circumstances it is considered that the majority of residential occupiers would use sustainable modes of transport for their journeys to and from the site. Moreover, as stated, the area benefits from its close proximity to a parade of shops immediately adjacent to the application site.
- 7.22 With regard to the public house, this is an existing facility serving local people and as such it is not considered that it would result in any additional demand for off street car parking. The number of patrons associated with the public house has been substantially reduced due to the removal of the beer garden. Moreover in order to further emphasise the sustainable nature of the development 11 cycle storage racks are included within the building.
- 7.23 In the circumstances the proposal is deemed to be an acceptable scheme for a car-free development and this approach is fully supported by the Council transport officer subject to this status being secured by a S.106 agreement in accordance with policy M9 of the adopted Unitary Development Plan 2006. A condition is proposed restricting residents from accessing any nearby controlled parking zones.

### Other matters

- 7.24 The foregoing analysis has addressed the objections raised. The proposal cannot be said to be an overdevelopment of the site and provides spacious and well laid out accommodation which will be protected from noise potentially associated by a public house by planning conditions.
- 7.25 Road safety issues during construction are outside the scope of planning legislation and it is not considered that a planning condition addressing this issue could be enforceable.



## Community Infrastructure Levy (CIL)

7.27 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £8,960 (256sqm x £35). This is based on the additional floor area resulting from the extension. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **8.0 PLANNING OBLIGATIONS**

8.1 A contribution of £17,000 is required towards works involving the enhancement of the pedestrian infrastructure surrounding the site including works to the footway and lighting improvements particularly along Park Road.

8.2 For local employment and construction a contribution of £2,000 is required plus a recovery/administration/monitoring cost of £1,000.

## **9.0 HUMAN RIGHTS**

9.1 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.

## **10.0 EQUALITIES**

10.1 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.

## **11.0 CONCLUSION**

11.1 The proposed extensions and conversion of the main part of the resultant building into eight self contained flats would provide additional housing accommodation and would make more effective use of the land. The design of the addition will compliment the appearance of the host building by creating an addition with appropriate size, scale and massing. In addition the development is considered to be acceptable in terms of its relationship with surrounding

occupiers. The site is also well situated within an accessible location that benefits from its close proximity to local shops, schools and public transport services. The development will be car free. An appropriate S106 agreement is being negotiated. In light of the above this application is recommended for APPROVAL.

## 12.0 RECOMMENDATIONS

### RECOMMENDATION 1

- 12.1 The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2012/2343, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

A contribution of £17,000 is required towards works involving the enhancement of the pedestrian infrastructure surrounding the site including works to the footway and lighting improvements particularly along Park Road.

For local employment and construction a contribution of £2,000 is required plus a recovery/administration/monitoring cost of £1,000.

The proposal will be liable for the Mayor of London's CIL of £8,960 (256sqm x £35).(If approved)

### RECOMMENDATION 2

- 12.2 That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no. HGY/2012/2343 and the Applicant's drawing Nos. 001 & 002 Rev G and subject to the following conditions:

## IMPLEMENTATION

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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the description of the materials in the application, no development shall take place until precise details of the materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure and pedestrian access and circulation areas, hard surfacing materials and structures (e.g. furniture, play equipment refuse or other storage units, signs, lighting etc.) and thereafter retained in perpetuity.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

5. No development shall take place until full details of noise attenuation measures between the Public House, function room and the residential accommodation is submitted to and approved in writing by the local planning authority and thereafter retained.

Reason: In order to protect residential amenity.

6. The residents of the flats hereby permitted shall not be eligible to use any controlled car parking zone in the Borough of Haringey.

Reason: In order to promote lower car useage and sustainable transport consistent with Policy M9 of the Haringey Unitary Development Plan.

**REASONS FOR APPROVAL:**

The development makes optimal use of a site in an urban context. The development is broadly consistent with development policy and sensitively addresses the relationship between different land uses. The Council and applicant have discussed revisions to this proposal to ensure the living conditions of residents above the public house are protected and provide opportunities for additional garden space for residents.