

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2013/0154		Ward: Tottenham Hale
Address: 2 Chesnut Road N17 9EN		
Proposal: Conservation Area Consent for partial demolition of existing buildings, retaining existing historical facade, construction of student accommodation over 3 and 4 floors to provide 64 student rooms and amenity areas.		
Existing Use: Night Club (Use Class D2)		
Proposed Use: Student Accommodation		
Applicant: Mr Steve Webster		
Ownership: PRIVATE		
Date received: 28/01/2013		
Last amended date: 12/03/2013		
PLANS		
Plan Number	Rev.	Plan Title
1210_98_100		Existing site plan
1210_98_101		Existing block plan
1210_98_102		Existing topographical plan
1210_98_103		Existing ground floor plan
1210_98_104		Existing first floor plan
1210_98_105		Existing second floor plan
1210_98_106		Existing roof plan
1210_98_210		Existing front elevation (North)
1210_98_211		Existing side elevation (East)
1210_98_212		Existing rear elevation (South)
1210_98_213		Existing side elevation (West)
1210_00_100	A	Proposed location plan
1210_00_110	E	Proposed basement plan
1210_00_200	N	Proposed ground floor plan
1210_00_201	K	Proposed first floor plan
1210_00_202	K	Proposed second floor plan
1210_00_203	L	Proposed third floor plan
1210_00_204	H	Proposed roof plan
1210_00_210	M	Proposed front elevation (North)
1210_00_211	K	Proposed side elevation (East)
1210_00_212	K	Proposed rear elevation (South)
1210_00_213	M	Proposed side elevation (West)
1210_00_300	D	Proposed Section AA
1210_10_401	D	3D Render_Artist's Impression

Case Officer Contact:

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PLANNING DESIGNATIONS:

Conservation Area
Area of Archaeological Importance
Road Network: Borough Road

RECOMMENDATION

GRANT PERMISSION subject to conditions

SUMMARY OF REPORT:

This application for conservation area consent accompanies a planning application for partial demolition of the existing buildings, retaining the existing historical façade and constructions of a three storey addition with recessed top floor. The addition would appear subordinate to the original building and the design including materials would be sensitive to the retained frontage. The proposal is suited to this location and it would not be overly bulky or out of scale in relation to the size of the site and its surroundings. The replacement addition would therefore enhance the appearance of the conservation area and as such the proposal accords with paragraph 134 of the National Planning Policy Framework 2012, London Plan Policy, Local Plan Policy SP12 'Conservation', and saved UDP policy CSV7 'Demolition in Conservation Areas. Given the above this application is recommend for APPROVAL.

1.0 SITE AND SURROUNDINGS

- 1.1 The site is located close to Tottenham High Road. The Unitary Development Plan (2006) locates it within the Tottenham Green Conservation Area within the Tottenham High Road Heritage Corridor and within an Area of Archaeological Importance and it is located within the edge of the designated Tottenham Green Conservation Area, Chestnut Road is a key corridor within the Tottenham area providing an important link between Tottenham Hale and Lea Valley Regional Park in the east and the High Road in the west.
- 1.2 The building consists of the remains of a mid 19th century villa with its frontage on Chesnut Road. The building has authorised use as a nightclub known as 'Club Opera'. The façade of the original villa on Chesnut Road is of Italianate classical design in red/brown brick with stucco dressings. The first floor windows have corniced architraves. At roof level there is a prominent dentilled cornice which forms a parapet. The ground floor has a wide projecting portico with columns, The ground floor has no windows. The Rycroft Way frontage comprises of various unattractive single storey additions to the original building over recent years.

2.0 PLANNING HISTORY

As per HGY/2013/0155

3.0 RELEVANT PLANNING POLICY

National Planning Policy

- 3.1 National Planning Policy Framework 2012.
- 3.2 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
- 3.3 Local Plan 2013 – 2036
 - Policy SP12 Conservation
- 3.4 Haringey Unitary Development Plan (Adopted 2006)
 - CSV5 Alterations and Extensions in Conservation Areas
 - CSV7 Demolition in Conservation Areas

4.0 CONSULTATION

As per HGY/2012/0155

5.0 RESPONSES

As per HGY/2012/0155

6.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Policy Position

- 6.1 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.
- 6.2 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).
- 6.3 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.
- 6.4 Local Planning Policy SP12 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 UDP Saved 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

- 6.5 The application property is situated within the Tottenham Green Conservation Area. The façade of the original villa to Chesnut Road, although much mutilated, retains sufficient features to indicate it would once have formed a handsome element in the streetscene. The building is of Italianate classical design in red/brown brick with stucco dressings and is three storeys high and three windows wide. The first floor windows have corniced architraves, the central one of which is also pedimented. At roof level there is a prominent dentilled cornice.
- 6.6 The original building is deemed to be a building which makes a positive contribution to the conservation area but the latter alterations clearly do not. The proposal is for the partial demolition of the existing buildings of no merit, retaining the existing historical façade. The proposed addition would be sensitive to the retained frontage and therefore enhances the character and appearance of the Conservation Area. On this basis this application for Conservation Area Consent is recommended for approval.

7.0 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 single storey additions to the original building is acceptable in principle as it does not make a contribution to the character and appearance of the Tottenham Green Conservation Area. 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, Local Plan Policy SP12 and UDP Saved Policy CSV7 'Demolition in Conservation Areas'.