

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/1781

Ward: Noel Park

Date received: 07/09/2006

Last amended date: N/A

Drawing number of plans: 225P/00/01, 02, 03, 04, 05, 06; 225/P/01/01, 02, 03, 04, 05A, 06 & 07.

Address: 12 -14 High Road & Whymark House, Whymark Avenue N22

Proposal: Reworking of approved application HGY/2006/0358 (Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level) to include partial demolition of rear of 12-14 High Road, N22 and erection of 3 storey new build to match the massing of the existing scheme and proposed design changes to Whymark Avenue elevation.

Existing Use: Vacant (office) / A1 (ground floor)

Proposed Use: Residential (9 units) / A1 (ground floor)

Applicant: Wood Green Investments Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Road - Classified
Tube Lines

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application site comprises the first and second floors of the property on the southern corner of High Road and Whymark Avenue in Wood Green Town Centre near Turnpike Lane Tube Station. The property's upper floors are currently vacant but were most recently in office use. Planning permission

has recently been granted to amalgamate and extend the existing ground floor retail premises to create a single (large) retail unit.

12 - 14 High Road consists of a pair of former three storey semidetached Victorian houses which have been significantly extended to the front and rear to extent that buildings now entirely occupy the houses' former gardens. To the front is a single storey addition, which forms part of the ground floor retail space and to the rear is a two storey mid twentieth century addition, formerly in commercial use. Whymark House, an earlier two storey commercial building adjoins to the rear.

An alley providing access to nearby flats and a shop abut the application site to the south. Bounding the property to the east is a single storey warehouse where planning permission has recently been granted to erect a part 3/part 4 storey mixed use scheme. On the opposite side of Whymark Avenue is BHS store, a modern three-storey building.

PLANNING HISTORY

Extensive including:

- HGY/2005/2168 - Amalgamation of existing ground floor retail premises and erection of a single storey rear extension to create a single (large) retail unit. Associated works to include the creation of vehicular crossover to Whymark House and alterations to elevations at Whymark House.
CONDITIONAL CONSENT 17/03/2005
- HGY/2004/0911 - Demolition of existing building and erection of part 3 and part 4 storey building comprising 1 x 2 bed and 4 x 1 bed self contained flats on second and third floors and retail (A1) CONDITIONAL CONSENT 28/06/2004
- HGY/2006/0358 - Erection of part 1 / part 2 storey extension at 1st and 2nd floor levels to rear of 12-14 High Road, N22 and at Whymark House, fronting Whymark Avenue, N22. Change of use of 1st and 2nd floors from office to residential to create 6 x one bed, 2 x two bed and 1 x three bed self contained flats with allocated refuse and cycle storage at ground floor level CONDITIONAL CONSENT 01/09/06

DETAILS OF PROPOSAL

The most recent approved application (HGY/2006/0358) sought to reuse an existing building on the site as part of the redevelopment of the property with an additional timber clad floor to be added to it. This building is situated behind the building at 12 / 14 High Road and adjoins and is linked to the building known as Whymark House. The current application now seeks to demolish this building and construct a replacement 3 storey building with

similar dimensions to what has already been approved. The reason for this is structural concerns. A structural report has been supplied. The approved scheme as it sought to reuse the existing building did not propose any changes to the ground floor and only involved changes on the upper floors. As it is now proposed to demolish this building the ground floor of the proposed new building forms part of this revised application.

Other changes detailed in the revised scheme include changes to the layout of flat numbers 5 and 9 on the second floor. Flat 5 has been reduced in size by 8 square metres and flat 9 increased in size by 11 square metres. In the approved scheme the additional floor was to be timber clad while in the current application the second storey would not be timber clad. The front elevation of the proposed building would also be different from the approved scheme with 5 doors of different sizes having been removed at ground floor level. One additional window is proposed at second floor level in the rear elevation of the building.

CONSULTATION

LBH – Transportation Group
LBH – Cleansing
LBH – Building Control
Ward Councillors
Sandlings Residents Association
Wood Green town Centre manager
4 – 26 (even) High Road N22
1st and 2nd Floor Flats 4 – 26 (even) High Road N22
17-35 (odd) Westbury Avenue, N22
1st and 2nd floor flats 17-35 (odd) Westbury Avenue, N22
1-9 (consecutive) 24 Whymark Avenue

RESPONSES

Design Team - Overall I have no objection to this scheme. It seems to be of good design quality and should provide more activity in the local area. However, I do have a couple of concerns about the Whymark Avenue frontage. The proposed scheme would replace commercial entrances with a long blank brick wall at ground level. Therefore I recommend that permission be granted on the condition that this elevation be redesigned to include windows into the large commercial space at ground level. These openings will provide overlooking to Whymark Road increasing safety and will also allow natural light into the commercial space thus reducing energy requirements.

The Sandlings Residents Association – This was discussed at our last committee meeting and the only concern raised was the matter of parking. The Sandlings Estate has a parking area at the other end of Whymark Avenue and residents would not want this used in any other way by others. We trust

arrangements are being made for a parking area within the proposed new build'.

Transportation –

The proposed development is in an area with high public transport accessibility level and abuts Turnpike Lane tube station. It is also within Wood Green CPZ operating from Monday to Sunday between 0800hrs and 2200hrs. We have subsequently considered that most of the prospective residents of this development would use public transport for their journeys to and from the site. It is also deemed that this development proposal would not have any significant adverse impact on the existing generated traffic or indeed car parking demand at this location. Therefore, taking into account this site's characteristics, a development of this nature can be dedicated as 'car-free', in line with the Council's 2006 UDP Policy M6. In addition, the applicant has proposed nine bicycle racks with secure shelter as detailed on Plan No. 225/P/01/01.

Consequently, there are no objections on highway and transport grounds.

Informatives:

(1) The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

(2) The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

(3) The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.

Building Control – The proposals as shown comply with Building Regulations Approved Document 'B5'. Means Of Escape provisions will be checked on Building Regulations application.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design
HSG1 New Housing Developments
HSG9 Density Standards

- UD7 Waste Storage
- UD8 Planning Obligations
- M9 Car Free Development
- M10 Parking for Development
- SPG 1A Design Guidance and Design Statements
- SPG 3b Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight
- SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions & Lifetime Homes

ANALYSIS/ASSESSMENT OF THE APPLICATION

The most recent approved application proposed to reuse an existing building on the site as part of the redevelopment of the property. The current application now seeks to demolish this building and construct a replacement building with similar dimensions. The reason for this is given as structural concerns and a structural report has been supplied confirming this. The same number of residential units is proposed in the revised scheme and it is considered that the planning issues discussed and considered in the approval of the recent application are still relevant to the current application. As such only the proposed changes to the scheme are assessed in this report. There are several changes to the approved scheme detailed in the current application and the current application needs to be assessed on this basis.

Layout of flats 5 & 9

Changes to the layout of flat numbers 5 and 9 on the second floor are detailed in the revised application. Flat 5 has been reduced in size by 8 square metres and flat 9 increased in size by 11 square metres. This would result in flat 5 being reduced from 52 square metres in area to 44 square metres in area. The living room / kitchen and bedroom sizes would remain the same as in the approved scheme with the bathroom and toilet significantly reduced in size. While flat 5 has been reduced in size the room sizes still meet the recommended standards and this change is not considered a sufficient reason for the refusal of the application.

Demolition of Existing Building & Erection of New Build to Match

The proposed new building is of a design that matches the scale and bulk of the approved building detailed in HGY/2006/0358. The building detailed in the current application would be a three storey building whereas the approved scheme proposed the addition of a timber clad third storey to the existing building. The change in cladding and the construction of a new build three storey building of the same scale and bulk is not considered significantly different from the development detailed in the approved scheme. If anything it will be an improvement in visual terms as it will have more uniform external materials and would not detract from the existing street scene.

There was concern about the blank brick work at ground floor level in Whymark Avenue; but amended plans now show insertion of a door and two windows, and two recessed window panels, in this side elevation.

Changes to Front and Rear Elevations

The proposed windows in the front elevation of the new building would have a different pattern and design from the front elevation windows detailed in the approved scheme. The windows in the current application are of a design that is similar to those in the adjoining building Whymark House and they are considered an appropriate design for the site.

One additional window is proposed in the rear elevation of the building at second floor level and this window would not give rise to any issues of overlooking or loss of privacy.

Section 106 Education Contribution

A contribution towards the provision of educational services within the Borough of £23,009.22 was required under the approved planning application No. HGY/2006/0358.

Under the terms of Circular 1/97 Planning Obligations, and in line with Supplementary Planning Guidance Note 10, The Negotiation, Management and Monitoring of Planning Obligations, it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size of and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide the following benefits as part of the proposal. These are principally:

The proposed development is made up of six 1 bedroom units, two 2 bedroom units and 1 three bedroom unit and would result in a total 9 of residential units with a total of 13 bedrooms.

An education contribution of £23,009.22 in accordance with the formula in SPG12.

6 x 1 bedroom flats = 0.612 children

2 x 2 bedroom flats = 0.986 children

1 x 3 bedroom flats = 1.112 children

Total = 2.71 children

Primary contribution: $2.71 / 16 \times 7$ (number of years of primary education) = 1.185625

$1.185625 \times £10,378.00$ (three year average amount of DfEE primary funding 05/06) = £12304.42

Secondary contribution: $2.71 / 16 \times 5$ (number of years of secondary education) = 0.846875

$0.846875 \times \pounds 16,297.00$ (three year average amount of DfEE secondary funding 05/06) = $\pounds 10704.80$

$\pounds 12304.42 + \pounds 10704.80 = \pounds 23,009.22$

Total Contribution = $\pounds 23,009.22$

The applicant will need to enter into an Agreement to contribute $\pounds 23,009.22$ to education facilities in line with the requirements of Supplementary Planning Guidance 12.

SUMMARY AND CONCLUSION

The changes to the elevations detailed in the current scheme are not considered significant and would not detract from the street scene. Flat 5 will still meet the minimum floor space provisions in terms of recommended room sizes. The change in cladding and the construction of a new build three storey building of the same scale and bulk is not considered significantly different from the development detailed in the approved scheme and would not detract from the existing street scene. The application is considered consistent with Policies UD3 'General Principles', UD4 'Quality Design' and SPG's 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions & Lifetime Homes'

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows:(1) That planning permission be granted in accordance with planning application no. HGY/2006/1781, 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:

(1.1) A contribution of $\pounds 23,009.22$ towards educational facilities within the Borough ($\pounds 12,304.42$ for primary and $\pounds 10704.80$ for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 12 of the Haringey Unitary Development Plan July 2006. Plus 5% of this amount as recovery costs / administration / monitoring which equates to $\pounds 1150.46$ This gives a total amount for the contribution of $\pounds 24,159.68$.

(1.2) The designation of the development as a 'car free' development.

(1.3) That the Agreements referred to in Resolution (1) above is to be completed no later than 31/01/07 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

(1.4) That in the absence of the Agreements referred to in resolution (1)

above being completed within the time period provided for in resolution (2) above, the planning application reference number HGY/2006/1781 be refused for the following reason:

The proposal fails to provide an education contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the emerging Haringey Unitary Development Plan.

RECOMMENDATION 2

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2006/1781 & applicant's drawing Nos. No.(s) 225P/00/01, 02, 03, 04, 05, 06; 225/P/01/01, 02, 03, 04, 05A, 06 & 07.

Subject to the following conditions:

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 the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. Notwithstanding the description of the privacy screen in the application, no development shall be commenced until precise details of the privacy screen to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
5. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing

by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

7. The ground floor façade of the proposed new building facing Whymark Avenue is to be redesigned to include windows. A detailed elevation showing the windows is to be submitted to and approved by the Council prior to any works commencing on site.

Reason: The insertion of windows will improve the appearance of the façade of the building.

INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.

INFORMATIVE: The new residential units would benefit from the enhanced security standards detailed in the 'Secured By Design Scheme' (www.securedbydesign.com). The Crime Prevention Department can meet with the architect or client to discuss security measures and 'Designing Out Crime'. Our advice is given free of charge with the aim of preventing the future users of the building from becoming victims of crime. It is the mission of the Metropolitan Police to work together with partners and citizens for a safer London. We can be contacted on 0208 345 2164. The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community.

INFORMATIVE: Any proposed advertising signage on the building will require planning permission.

REASONS FOR APPROVAL

The changes to the elevations detailed in the current scheme are not considered significant and would not detract from the streetscene. Flat 5 will still meet the minimum floor space provisions in terms of recommended room sizes. The change in cladding and the construction of a new build three storey building of the same scale and bulk is not considered significantly different from the development detailed in the approved scheme and would not detract from the existing streetscene. The application is considered consistent with policies UD3 'General Principles', UD4 'Quality Design' and SPG's 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'.