

**REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE**

**Reference No:** HGY/2006/2235

**Ward:** Crouch End

**Date received:** 14/11/2006

**Last amended date:** N/A

**Drawing number of plans** 444.04, 444.05, 444.06, 444.07, 444.100 rev A; 524-PL-001, 524-PL-010, 524-PL-011, 524-PL-012, 524-0-013, 524-PL-015, 524-PL-050, 524-PL-051, 524-PL-100, 524-PL-110, 524-PL-111, 524-PL-112, 524-PL-113 rev 03, 524-0-114 rev 01, 524-PL-115, 524-PL-150, 524-PL-151 rev 02, 524-PL-152 rev 00 & 524-PL-155.

**Address:** Former TUC Centre Site, Crouch End Hill & Coleridge Primary School, Crescent Road N8.

**Proposal:** Conservation Area Consent for:

- (1) Demolition of 3 storey wings on either side of existing main buildings and replacement with new part-single/part 2 storey teaching wings; retention of and alterations to main building, associated landscaping to enable expansion of Coleridge Primary School,
- (2) Demolition of existing nursery block, and minor extensions, and provision of additional parking on existing Coleridge School site.

**Existing Use:** Education

**Proposed Use:** Education

**Applicant:** Haringey Council - Childrens Services

**Ownership:** Council

**PLANNING DESIGNATIONS**

Crouch End Conservation Area  
Road - Classified

**Officer Contact:** Stuart Cooke

**RECOMMENDATION**

GRANT CONSRVATION AREA CONSENT subject to conditions

**SITE AND SURROUNDINGS**

This application relates to two separate sites,

- i. Former TUC Centre Site Crouch End Hill, and
- ii. Coleridge Primary School, Crescent Road N8

## Former TUC Centre Site, Crouch End Hill, N8

This site is located on the east side of Crouch End Hill between Haslemere Road and Waverley Road. It is triangular in shape with a site area of 0.5 hectares. It falls within the Crouch End conservation area.

The site is currently occupied by the buildings known as the former TUC Centre and was originally the Hornsey College of Art. The building was last used as the Haringey Professional Development centre and was vacated in May 2006.

The main building was constructed in the 1931 is 3-4 storeys in height and built in red brick in a neo-classical style with large portico, columns and pediment. Substantial wings, also 3-4 storeys, were added in 1981 to provide residential accommodation and administration space. There is also a large detached Victorian house within the site which is linked to the main buildings by a bridge structure which provided residential accommodation for the Training Centre.

The remainder of the site is open with a car park at the south end. A large number of mature trees exist on the site.

## Coleridge Primary School, Crescent Road, N8

Coleridge Primary School is a Council run school for 4 – 11 year olds. There is also a nursery school on site. The school currently houses 413 pupils and 41 staff and a further 64 nursery school children.

Coleridge Primary School comprises a number of low rise buildings constructed in the 1960's with some minor more recent extensions and caretakers house. The buildings are set within the playground area which contains a number of mature trees. A substantial tree screen exists between the school site and Crouch End Hill.

Both sites fall within the Crouch End Conservation Area.

## Surrounding area

The surrounding areas are generally residential in character with a mix of ages and types of buildings, principally detached and semi-detached late Victorian houses and more modern 3 or 4-storey flat blocks. The application sites are located on top of Hornsey ridge close to the borough boundary with LB Islington. Crouch End Hill railway station is close by and a number of bus routes use Crouch End Hill. At the bottom of Crouch End Hill is Crouch End town centre.

## **PLANNING HISTORY**

There is little significant planning history relating to the Coleridge Primary School site.

With regard to the TUC Centre, planning permission was granted in December 1981 for the partial redevelopment of the site and change of use to the TUC Centre, ref. HGY25087.

A parallel planning application for full planning permission is currently lodged with the Council for the redevelopment of both sites in association with the expansion of the school from 2-form to 4-form entry, (ref.no. HGY2006/2234). This application is also included in this agenda.

In addition, a separate planning application for the erection of a single storey temporary classroom building on the Coleridge Primary School site is currently lodged with the Council, also in association with the expansion of the school from 2-form to 4-form entry, (ref. no. HGY2006/2347). This application is also included in this agenda.

## **DETAILS OF PROPOSAL**

This application relates to conservation area consent for the demolitions involved in association with the overall scheme to provide a new school on the former TUC site and alterations/improvements to the existing Coleridge Primary School site.

In terms of the demolitions, on the former TUC site, these involve the demolition of the newer wings on either side of existing main building. These wings were built in 1981 to provide residential accommodation and administration space to the TUC Centre. The original 1930's central building will remain.

On the Coleridge Primary School site, the existing nursery building fronting Crescent Road will be demolished along with other minor elements of the school buildings. The school buildings were built in the 1960's with little architectural or historic significance.

## **CONSULTATION**

Ward Councillors  
Conservation team  
English Heritage  
Hornsey Conservation Area Advisory Committee

## RESPONSES

Conservation team –

*“The north and south blocks are designed in a relatively plain modern style, however they are in scale with the central block, they have been aligned and sited to be subordinate to it, and present an active frontage to Crouch End Hill. There is however, a significant qualitative difference between the main 1931 building and the 1981 north and south blocks. Whilst their facing brickwork is a reasonable match which visually harmonises with the original brickwork, it is of a lesser quality than the brickwork of the central block. Their horizontal fenestration pattern and window detailing is similarly of a lesser quality compared to the vertically proportioned windows with the red brick reveals and keystones to window openings of the main building. Their end elevations, which are visible from the street, appear substantially blank and severe, and the pitched roof line of the north block accentuates its stark mass against the slope of the hill. I therefore consider that whilst the TUC central block makes a positive contribution, the north and south blocks do not.*

*“The proposals for the new primary school seek the complete demolition of the north and south blocks. In view of the assessment of the significance of the north and south blocks, I consider that such proposals do not need to be considered in accordance with the tests set out in para 3.19, PPG15.*

*“The proposals retain the central block but include some structural alterations (acceptable subject to detail design approval), as well as the removal of the modern mansard structure ( considered an improvement).”*

## RELEVANT PLANNING POLICY

### National Guidance

National guidance in relation to development in conservation areas is set out in PPG15 Planning and the Historic Environment.

This PPG provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role played by the planning system in their protection.

Conservation area designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; and, as with listed building controls, this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

### Unitary Development Plan 2006

The Council's new Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It complies with relevant national policy guidance and the London Plan. The principle policies which are relevant to this case area set out below.

### CSV7: DEMOLITION IN CONSERVATION AREAS

The Council will seek to protect buildings in conservation areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the conservation area.

### **ASSESSMENT**

Para. 4.27 of PPG15 requires that:

*“proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (paragraphs 3.16-3.19 above). In less clear-cut cases - for instance, where a building makes little or no such contribution - the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.”*

The merits of the elements of the buildings to be demolished on the former TUC Centre site have been carefully considered in terms of their contribution to the conservation area. It is considered that the buildings have a neutral effect on the character and appearance of the Crouch End conservation area. Therefore, under the terms of the guidance set out above and policy CSV7 of the UDP, the relevant criterion for considering their demolition of these buildings is that the Local Planning Authority must be satisfied with the merits of the proposed replacement development. The full planning application is included in this agenda with a recommendation for conditional approval, and

therefore the replacement scheme is regarded as being considered satisfactory.

## **RECOMMENDATION**

### **GRANT CONSERVATION AREA CONSENT**

Registered No. HGY/2006/2235

Applicant's drawing No.(s) 444.04, 444.05, 444.06, 444.07, 444.100 rev A; 524-PL-001, 524-PL-010, 524-PL-011, 524-PL-012, 524-0-013, 524-PL-015, 524-PL-050, 524-PL-051, 524-PL-100, 524-PL-110, 524-PL-111, 524-PL-112, 524-PL-113 rev 03, 524-0-114 rev 01, 524-PL-115, 524-PL-150, 524-PL-151, 524-PL-152 rev 00 &524-PL-155.

Subject to the following condition:

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



