

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2007/0251

Ward: Harringay

Date received: 30/01/2007

Last amended date: N/A

Drawing number of plans: 1419/AG(0)2-01 Rec D, 1419/AG(0)5-01 Rec A & 1419/AG(0)6-01 Rec A.

Address: Harvey Mews, Harvey Road N8

Proposal: Demolition of existing garages and erection of 5 x 3 storey 3 bedroom dwelling houses with rooms at lower ground floor, upper ground and first floor levels, balconies to front elevation and parking for 5 cars. (Amendments to the basement level previous application HGY/2005/0808).

Existing Use: Demolished Garages

Proposed Use: Houses

Applicant: Ajaks Properties Ltd

Ownership: Private

PLANNING DESIGNATIONS

Local Shopping Centre
Road - Borough

Officer contact: Frixos Kyriacou

RECOMMENDATION

GRANT PERMISSION with conditions and subject to a legal agreement

SITE AND SURROUNDINGS

The application concerns a 630m² backland site presently occupied by car repair workshops. The site is bounded by the rear gardens of residential properties to the south (Oakley Gardens), the west (Montague Road) and the east (Harvey Road). To the north, the site faces the rear of the properties on Tottenham Lane. These properties comprise commercial uses on the ground floor with residential accommodation above. Access to the site is via a narrow, poorly surfaced road adjacent to 2 Harvey Road.

PLANNING HISTORY

07/05/74 – Erection of a single-storey forward extension, part demolition of roof and re-erection as flat roof and alterations to front elevation GRANTED.

15/10/76 – Use as a light industrial workshop GRANTED.

13/09/76 – Change of use from office / warehousing to warehousing and printing GRANTED.

17/02/78 – Use for light industrial GRANTED.

10/12/85 – Erection of 6 new houses and associated parking and landscaping REFUSED.

24/09/01 – Partial demolition of existing garage buildings and reconstruction to provide 5 no. 2-bed houses with integral garages WITHDRAWN.

27/09/01 – Erection of 5 live / work units (two storeys) GRANTED.

18/03/03- Erection of five, 3 storey live-work units. REFUSED for the following reason:

1. The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality by reason of its overall size and bulk and poor relationship to the existing pattern of development in the area, resulting in an overbearing impact on adjoining properties and loss of outlook for the occupants, contrary to Policies DES 1.10 and DES 1.9 'Privacy and Amenity of Neighbours of the Haringey UDP.

Application HGY/2005/0808- Demolition of existing garages and erection 5 x3 storey 3 bedroom dwelling houses with rooms at lower ground floor, upper ground and first floor levels, balconies to the front elevation and 5 parking spaces. Approved 18/01/2007.

DETAILS OF PROPOSAL

The proposal is to demolish the existing workshops and to erect 5 no. three-storey residential units on the site. The units would comprise on the lower ground floor two bedrooms, which would look out onto small gardens, on the ground floor there would be either a bedroom or living room and the first floor would contain an open plan kitchen, dining room and living room.

The houses would be in the form of a terrace, sited on the boundary with 4, 6, and 8 Harvey Road and stretching across the site to the boundary with 2a, 2b and 2 Montague Road, The building would be stepped back from the rear boundaries of 2-12 Oakley Gardens. House 1 would be 4.7m back with house 5.3 m.

The properties would be three storeys in height with a maximum height of 8.8m from the new excavated lower ground level, but only 6.2m from existing ground level. The width of the terrace would be 32.7m.

The proposals would be a flat roof design, and the roof would be green sedum roof. The building would be built in predominantly white render, with some steel section and glass blocks.

This application varies from the previously approved through the enlargement of the basement at the front of the building to provide additional bathroom and utility facilities.

CONSULTATION

2 – 26 Harvey Road

59 – 91 including flats above: Tottenham Lane

2 – 12 Oakley Gardens

2a, 2c 2 – 20 Montague Road

Gilmartin Associates (managing agents for 73, 75, 77 & 79 Tottenham Lane)

Transportation

RESPONSES

One letter was received from the occupier of Harvey Road.

1. Two-storey building more acceptable
2. Concern over the garden wall

Transportation – No objection.

Scientific Officer - Condition on contamination.

The Fire Brigade is satisfied with the proposals subject to the sprinkler installation conforming to the current British Standard.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006:

UD2 SUSTAINABLE DESIGN AND CONSTRUCTION

UD3 GENERAL PRINCIPLES

UD4 QUALITY DESIGN

EMP4 NON EMPLOYMENT GENERATING USES

HSG8 DENSITY STANDARDS

HSG1 NEW HOUSING DEVELOPMENTS

M10 PARKING FOR DEVELOPMENT

ANALYSIS / ASSESSMENT OF THE APPLICATION

This scheme is a variation on the existing approval. The changes are an additional basement area for each house of just over 12m², together with luxcrete pavement lights to light the basement. There is not considered to be any material changes to the approval, no new issues are raised by virtue of the changes to the basement.

Since the Committee resolved to approve the previous application the Unitary Development Plan has now been formally adopted. The previous report referred to Draft polices of the new plan, again there are new issues raised in the new plan policies.

Therefore the previous report is attached for members as it covers all the issues. **(See attached report 2005/0808 as Appendix 1).**

SUMMARY AND CONCLUSION

This scheme is a minor revision to planning approval HGY/2005/0808 which can be implemented. It involves some additional basement area. The amendments do not raise any new planning issues.

RECOMMENDATION

APPROVE PERMISSION

Registered No. HGY/2007/0251

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference no. HGY/2007/0251 subject to a pre-condition that Ajaks Properties Ltd shall have first entered in to an agreement with the Council under section 106 of the Town and Country Planning Act 1990 (As Amended) by section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £ 25,000 as an educational contribution.

RECOMMENDATION 2

GRANT PERMISSION

Registered No HGY/2007/0251

Applicant's drawing Nos. 1419/AG(0)2-01 Rec D, 1419/AG(0)5-01 Rec A & 1419/AG(0)6-01 Rec A.

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 details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

4. That the levels of all thresholds of the site in relation to the surrounding area and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

5. That a detailed scheme for the provision of refuse, recycling and waste storage 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. 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.

7. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: In order to protect the health of future occupants of the site.

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

9. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

10. Before the commencement of any works on site, a suitable fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: To protect the adjoining neighbours from loss of privacy.

Informative 01: You are advised that pursuant to Condition 8 above, the provision of a "brown roof" rather than a sedum roof should be considered and that further to Condition 3, a permeable paving system should be permitted.

Informative 02: This consent does not constitute a consent from the Highway Authority authorising works on the Highway. You will have to obtain the consent of the Highway Authority prior to undertaking works to the Highway.

Informative 03: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

This application is a variation to the approved scheme HGY/2005/0808, the amended scheme for additional basement area does not raise any new issues to that approved.