

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2005/1090

Ward: Crouch End

Date received: 16/06/2005

Last amended date:

Drawing number of plans OS Plan

Address: Cecile Mews, Rear Of 60-88 Cecile ParkN8

Proposal: Conservation area consent for the demolition of existing garages and erection of part single, part two storey houses, together with replacement garages (duplicate of HGY/2005/1087)

Existing Use: Garages

Proposed Use: Housing and Garages

Applicant: Paul Simon Developments

Ownership:

PLANNING DESIGNATIONS

Conservation Area

Officer Contact: Frixos Kyriacou

RECOMMENDATION

REFUSE PERMISSION

SITE AND SURROUNDINGS

See report HGY/2005/1084

PLANNING HISTORY

See report HGY/2005/1084

DETAILS OF PROPOSAL

The proposal involves the demolition of the 38 garages and their replacement with four houses and six garages, a report into the new development also appears within this agenda.

CONSULTATION

See report HGY/2005/1084

RESPONSES

See Report HGY/2005/1084

RELEVANT PLANNING POLICY

See Report HGY/2005/1084

DES 2.4 Demolition, Partial demolition and Changes to the Appearance of Buildings in Conservation Areas.

The policy aims to protect the character and appearance of the conservation area by refusing planning permission for demolition, where those buildings contribute positively to the character and appearance of the conservation area.

OTHER MATERIAL CONSIDERATIONS

Paragraph 4.26 states that " account should be clearly 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 the wider effects of demolition on the buildings surroundings and on the conservation as a whole. Paragraph 4.27 makes it clear that demolition should not be given unless there are acceptable and detailed plans for any redevelopment.

ANALYSIS/ASSESSMENT OF THE APPLICATION

In this case the existing garages have no architectural merit in terms of their contribution to the character and appearance of the conservation area. The garages have limited historical value and their retention would be difficult to justify.

In this case the garages are low key in terms of their height and therefore fit in with this open backland site. However if there was an appropriately designed scheme their demolition would be difficult to resist. In the absence of an appropriate designed scheme the application is recommended for refusal.

SUMMARY AND CONCLUSION

The garages are low and modest and contribute to the character of the area in this respect, however this contribution is considered marginal. Nonetheless, without an adequate replacement scheme, it is considered to allow demolition would be contrary to PPG15 and Unitary Development Plan Policy DES 2.4.

RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2005/1090

Applicant's drawing No.(s)

For the following reason(s)

The proposed demolition of these lock-up garages, in the Crouch End Conservation Area, in the absence of an approved scheme for the redevelopment of the site, would result in the creation of an unoccupied and potentially derelict site whose appearance would be detrimental to the character of the Conservation Area and to the amenity of surrounding residents. As such it would be contrary to Policy DES 2.4 para 2 (Demolition and Partial demolition in Conservation Areas) of the adopted Haringey Unitary Development Plan