

Planning Applications Sub-Committee 09 July

Item No.

**REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**

**Reference No:** HGY/2007/0850

**Ward:** Northumberland Park

**Date received:** 23/04/2007

**Last amended date:**

**Drawing number of plans:** ABD/597/12A, 13A, 14B

**Address:** Percival Court, High Road N17 8ER

**Proposal:** Demolition of existing buildings and erection of 3 storey office block and 3 x 2 storey two bed houses.

**Existing Use:**

**Proposed Use:**

**Applicant:** MrO Osman

**Ownership:** Private

**PLANNING DESIGNATIONS**

UDP 2006 Archeological Imp  
Road Network: C Road  
Conservation Area

**Officer contact:** Valerie Okeiyi

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The application site is located at Percival Court via a narrow lane on the west side of the High Road to the rear of 807 – 821 High Road N17 in the North Tottenham Conservation Area. Access to the site would be from a narrow alleyway fronting the highway. The site which is rather derelict and used as a dumping ground has mainly been used to park cars. To the east of the site is a single storey building with a pitched roof adjoining a single storey garage at the side with a flat roof surrounded by heavy foliage and a 3.5m brick wall that is used for car repairs. To the western part of the site is existing dilapidated buildings of no intrinsic historic / architectural interest that comprise of one and two storey building that was formerly a workshop and part residential with a pitched roof. To the northern side of the site is located Peacock Estate an industrial estate that is within a Designated Defined Employment Area and to the north east of the site is a three storey industrial unit and north west of the site is the side flank wall of an industrial building.

## **PLANNING HISTORY**

A planning application was withdrawn on the 24<sup>th</sup> of August 2005 for the demolition of existing buildings and erection of 6x3 storey three bedroom and 4x3 storey two bedroom live/work units

Planning permission was refused on the 3<sup>rd</sup> of January 2006 for the demolition of existing buildings and erection of 5x3 storey three bedroom and 4x3 storey two bedroom live/work units

Conservation Area Consent was refused on the 3<sup>rd</sup> of January 2006 for the demolition of existing buildings and erection of 5x3 storey three bedroom and 4x3 storey two bedroom live/work units

Planning permission was refused on the 17<sup>th</sup> of January 2006 for the demolition of existing buildings and erection of 5x3 storey three bedroom live/work units

Conservation area Consent was refused on the 17<sup>th</sup> of January 2006 demolition of existing buildings and erection of 5x3 storey three bedroom live/work units

Planning permission was refused on the 20<sup>th</sup> of June 2006 for the demolition of existing buildings and erections of 2 x 2 storey blocks comprising of 8 x one bedroom live/work units

Conservation Area Consent was refused on the 20<sup>th</sup> of June 2006 for the demolition of existing buildings and erections of 2 x 2 storey blocks comprising of 8 x one bedroom live/work units

Conservation area consent was refused on the 3<sup>rd</sup> of October 2006 for demolition of existing buildings and erection of 1 x 4 storey block comprising 2 x one bed and 6 x two bed self contained flats with refuse and bicycles storage

Planning permission was refused on the 3<sup>rd</sup> of October 2006 for the demolition of existing buildings and erection of 1 x 4 storey block comprising 2 x one bed and 6 x two bed self contained flats with refuse and bicycles storage

## **DETAILS OF PROPOSAL**

The proposal is for the demolition of the existing buildings and erection of 3 storey office block with a flat roof, comprising of a stone parapet wall, stone quoins to corners, stock brick work, contrast colour brick segmented arches over windows and cast iron hoppers and rainwater goods and erection of a 3 x 2 storey two bed houses comprising of blue black roof slates or concrete tiles, stone parapet cappings, brick corbel to base of parapet, London stock brickwork, contrast colour bricks to segmented arches.

## **CONSULTATION**

Transportation Group

Cleasning

Building Control

Ward Councillors

Tottenham CAAC

Conservation team

807 – 821 High Road

1<sup>st</sup> floor flat 807 – 821 High Road

2<sup>nd</sup> floor flat 807 – 821 High Road

Unit 1 – 16 (inc) Peacock Estate, White Hart Lane

R/o 819 and 821 High Road

## **RESPONSES**

### **Conservation Team**

The site is located via a narrow lane on the west side of the High Road, and lies within North Tottenham Conservation Area.

The existing dilapidated buildings are of no intrinsic historic / architectural interest, accordingly there is no policy / conservation objection to their demolition.

The proposed 3 storey office block appears too high and over scaled – in this back land context the planning guidance of SPG3b is relevant, and in accordance with para. 7.4 development should be limited to two storeys.

The office block may be too close to the existing commercial building directly opposite.

A commercial building in this context should be complementary to the established character and appearance of the conservation area, and should be in harmony with its neighbours. One of the common problems in conservation areas is the lack of understanding by many developers of the urban context, resulting in diluted or poor imitations of historic features applied to new development. In this respect the proposed architectural treatment to the office building is objectionable. I would suggest a more contemporary style fenestration treatment to its elevations, however I agree that stock brickwork should be the primary facing material.

There is no design / conservation objection to the erection of 3 x 2 storey bed houses as proposed, subject to approval of facing materials.

### **Transportation Group**

This site is in an area with medium public transport accessibility level and has not been identified within the Council's UDP as that with car parking pressure. It is within 5 minutes walk of White Hart Lane Network Rail station to Liverpool Street. It is also on the busy bus route High Rd, which offers some 68 buses per hour (two-way), for frequent connection to and from Seven Sisters tube

station. There is also the presence of W3 bus route on the nearby Northumberland Park which provides some 24 buses per hour (two-way), for frequent connection to and from Wood Green tube station. We have subsequently considered that majority of the prospective residents and patrons of this development would use sustainable travel modes for their journeys to and from the site.

Furthermore, our interrogation with TRAVL trip prediction software has revealed that based on similar sites (Albion Wharf- SW11, Frazer Close-RM1, Parliament View- SE1 and Watergardens- SM1), the residential part (278 sqm GFA) of this development proposal would generate 1 vehicle movement in the critical am peak hour. Also, the office aspect (227 sqm GFA) would generate a combined traffic inflow/outflow of 5 vehicles during the worse case am peak period, using comparative sites (Bed Zed- SM6, Bovis House- HA2, Gordon House- NW5, Hereward Philips- N20 and Usborne Publishing- EC1N), as the basis for assessment. We have subsequently considered that this level of generated car trips (6 in/out vehicle movements in the morning peak) would not have any significant adverse impact on the surrounding roads. The applicant has also proposed a cycle storage as detailed on Plan No.ABD/597/14A but we will ask that 6 cycle racks are provided therein.

The applicant has also recognised the narrow width of the existing access which at 2.7metres is very restrictive for refuse and fire appliance vehicles and have subsequently located the refuse bins within the carrying distance of refuse vehicles..

#### **RELEVANT PLANNING POLICY**

UD3 General Principles

UD4 Quality Design

CSV1 Development in Conservation Areas

HSG1 New Housing Developments

HSG 2 Change of Use to Residential

M10 Parking for Development

EMP5 Promoting Employment Use

SPG 1a Design Guidance and Design Statement

SPG 2 Conservation and Archaeology

SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes

#### **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The redevelopment of the site raises a number of issues and these can be considered under the following headings:

- 1. Principle of mixed use development at the site**
- 2. Conservation & Design**
- 3. Residential Impact**
- 4. Transportation Assessment**

## **1 Principle of mixed use development at the site**

### *a) Residential*

With regards to policy HSG1 of the adopted Haringey Unitary Development Plan, this development will contribute towards the Council meeting its housing target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly most appropriate for housing development.

The proposal seeks to demolish the existing dilapidated buildings of no intrinsic historical/architectural interest which comprise of a one/two storey building with a pitched roof that was previously a workshop and part residential and erect a 3 x 2 storey two bed houses with small gardens at the rear.

It is considered that the siting of residential on this part of the site is considered appropriate because previously part of the building was in residential use. This part of the site also backs onto the flats on the upper floor of Tottenham High Road. The surrounding environment would also be considered satisfactory for the future occupants of the accommodation due to a proposed attractive courtyard and soft landscaping at the rear of the houses. The internal layout of the proposed houses are of an adequate size, height, shape, natural lighting and ventilation. Amenity space has been provided at the rear although there is a shortfall in the overall size in relation to the requirements set out in SPG 3a, these are just two bed units and the amenity space is larger and more useable than any balconies for two bed flats.

### *b) Employment*

EMP 5 states that proposals for employment generating uses within and outside the Defined employment Areas will be supported provided that if it is on the edge and adjacent to a DEA, the proposal would not compromise the employment status of the area.

The site would also provide a three storey office block at the far end of the site adjoining industrial buildings with an amenity area at the rear consisting of soft landscaping. The principle of employment use on this part of the site is appropriate because it would be adjacent to other employment uses, the site abuts the DEA at the rear and it would not compromise the employment status of the area.

## **2. Conservation and Design**

Policies UD3 General Principles and UD4 Quality Design, CSV1 Development in Conservation Areas and SPG 1a Design Guidance and Design Statement require that new buildings are of an acceptable standard of design and are sympathetic with the surrounding built form.

The proposed 3 x 2 storey two bed mews houses are of an appropriate design that would have a similar footprint and height to the existing building it would be sympathetic to the surrounding buildings on the high road in terms of its design, materials and overall bulk and scale. The proposed building would therefore enhance the conservation area, because currently the existing building has no architectural merit.

It is considered that the proposed 3 storey office block with its flat roof although not contemporary in style as requested by the conservation team, it is considered appropriate because it would blend in with the proposed 3 x 2 storey mews houses and contribute towards an attractive courtyard with amenity space at the rear comprising of soft landscaping.

The proposed height is considered to be an issue with the conservation team, their comments are as follows '*The proposed 3 storey office block appears too high and over scaled – in this back land context the planning guidance of SPG3b is relevant, and in accordance with para. 7.4 development should be limited to two storeys*'.

Although the proposed office block is three stories in height it would not undermine the existing adjacent three storey industrial building which would appear slightly higher. The proposed office building has also been set away from the east and west boundary by 1m and the rear boundary wall by 6.1m

## **3. Residential Impact**

Policy UD3 states that the Council will require development proposals to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of light, privacy and overlooking.

The nearest residential units are flats above shops on Tottenham High Road, adjoining this site to the east and south.

The proposed two storey mews houses due to their overall height and mass would not have an overbearing effect on the upper flats on the high road, nor be visually obtrusive

The proposed three storey office block has been sited at the far end of the site away from the residential flats and set away from the commercial buildings on either side by 1m to avoid an adverse effect on the adjacent three storey building to the north which has a number of frosted windows on 2<sup>nd</sup> floor level.

#### **4. Transportation Assessment**

Policy M10 states that development proposals will be assessed against the parking standards set out in Appendix 1. Proposals that do not meet these standards will not normally be permitted.

The applicant has now amended the scheme providing four car parking spaces which is the maximum car parking requirement stated in Appendix 1 of Policy M10.

The Fire Brigade comments are awaited; however the applicant is proposing a fire hydrant on the site.

#### **SUMMARY AND CONCLUSION**

To conclude the proposed scheme is considered acceptable for the following reasons:

The residential aspect which comprises of 3 x 2 storey two bed houses is appropriate at this part of the site due to the surrounding environment which would be well suited for residential use, also part of the existing building was previously used as residential. The overall bulk and scale of the proposed mews houses would enhance the conservation area and it would not undermine the adjoining residential buildings. The overall internal layout is satisfactory and the the small garden spaces provided at the rear is sufficient.

The commercial aspect which comprises of a three storey office block at this part of the site is appropriate because it adjoins further commercial buildings and abuts the DEA. The overall design would blend in with the proposed houses and the height would be lower than the adjacent commercial buildings.

The proposal would not have an adverse affect on neighbouring properties neither would it affect the future occupants of the proposed mews houses.

Lastly transportation have no objection to the scheme providing four car parking spaces.

As such the proposal would be in accordance with policy UD3 General Principles, UD4 Quality Design, CSV1 Development in Conservation Areas, HSG1 New Housing Developments, HSG 2 Change of Use to Residential, M10 Parking for Development, EMP 5 Promoting Employment Use and the Councils SPG 1a Design Guidance and Design Statement, SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes. It is therefore appropriate to recommend that planning permission be GRANTED.

## **RECOMMENDATION**

### **GRANT PERMISSION**

**Registered No.** HGY/2007/0850

**Applicant's drawing No.(s)** ABD/597/12A, 13A, 14B

Subject to the following condition(s)

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. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.



6. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

7. 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.

8. 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.

INFORMATIVE: The proposed cycle storage as detailed on Plan No. ABD/597/14A should provide 6 cycle racks therein.

To conclude the proposed scheme is considered acceptable for the following reasons:

The residential aspect which comprises of 3 x 2 storey two bed houses is appropriate at this part of the site due to the surrounding environment which would be well suited for residential use, also part of the existing building was previously used as residential. The overall bulk and scale of the proposed mews houses would enhance the conservation area and it would not undermine the adjoining residential buildings. The overall internal layout is satisfactory and the the small garden spaces provided at the rear is sufficient.

The commercial aspect which comprises of a three storey office block at this part of the site is appropriate because it adjoins further commercial buildings and abuts the DEA. The overall design would blend in with the proposed houses and the height would be lower than the adjacent commercial buildings.

The proposal would not have an adverse affect on neighbouring properties neither would it affect the future occupants of the proposed mews houses.

Lastly transportation have no objection to the scheme providing four car parking spaces.

As such the proposal would be in accordance with policy UD3 General Principles, UD4 Quality Design, CSV1 Development in Conservation Areas, HSG1 New Housing Developments, HSG 2 Change of Use to Residential, M10 Parking for Development, EMP 5 Promoting Employment Use and the

Councils SPG 1a Design Guidance and Design Statement, SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes. It is therefore appropriate to recommend that planning permission be GRANTED.