

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

**Reference No:** HGY/2007/0851

**Ward:** Northumberland Park

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

**Last amended date:**

**Drawing number of plans:** ABD/597/12A, 13A, 4A

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

**Proposal:** Conservation Area Consent for demolition of existing buildings and erection of 3 storey office block and 3 x 2 storey two bed houses.

**Existing Use:**

**Proposed Use:**

**Applicant:** Mr O Osman

**Ownership:** Private

**PLANNING DESIGNATIONS**

Retrieved from GIS on 01/05/2007  
UDP 2006 Archeological Imp  
Conservation Area  
Road Network: C Road

**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A planning application was withdrawn on the 24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**

Conservation Area Consent for demolition of existing buildings and erection of 3 storey office block and 3 x 2 storey two bed houses.

## **CONSULTATION**

Ward Councillors  
Tottenham CAAC  
Conservation team

## **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.

## **RELEVANT PLANNING POLICY**

CSV 7 Demolition in Conservation Areas

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

The existing part single part two storey building on the western side of Percival Court has no architectural merit and does not contribute towards the character and appearance of the conservation area. The conservation officer states 'The existing dilapidated buildings are of no intrinsic historic / architectural interest, accordingly there is no policy / conservation objection to their demolition'.

The Council therefore considers that it will be appropriate to demolish the building and replace it with a mixed used development that would contribute to the surrounding environment.

## **SUMMARY AND CONCLUSION**

In conclusion, the proposal for Conservation Area Consent is thought to be acceptable in accordance with the planning application reference number HGY/2007/0850.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2007/0851

Applicant's drawing No.(s) ABD/597/12A, 13A, 4A

Subject to the following condition(s)

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site under planning permission reference HGY/2007/0850) has been made and planning permission granted for the redevelopment for which the contract provides.  
Reason: In order to protect the appearance of the conservation area.