

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

**Reference No:** HGY/2007/0599

**Ward:** Stroud Green

**Date received:** 15/03/2007

**Last amended date:** N/A

**Drawing number of plans:** PP-01 - PP-06, PP-08a,9a, 10a, 11a, 12a, 15a, 16a, 17a,18a,19a,20a,21a, 22a,25a, -PP-27

**Address:** Site Adjacent 1 Mount Pleasant Villas N4 4HH

**Proposal:** Conservation Area Consent for demolition of existing garages and erection of 9 x 3 storey houses (7 x three bed, 2 x two bed) and provision of 9 car parking spaces, cycle storage and associated works.

**Existing Use:** Vacant Garages

**Proposed Use:** Residential

**Applicant:** Jonathan Agnes Unistar Properties

**Ownership:** Private

**THIS APPLICATION WAS DEFERRED AT THE 9 JULY COMMITTEE MEETING FOR A MEMBERS SITE VISIT**

**PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer Contact:** Oliver Christian

**RECOMMENDATION**

GRANT PERMISSION subject to conditions.

**SITE AND SURROUNDINGS**

The proposal site consists of a row of semi-derelict garages situated at the rear of No.1 Mount Pleasant Villas.

The garages are of no particular architectural interest. The surrounding area is characterised by 2 storey and 3 storey Edwardian and Victorian terraces. Immediately adjoining the site to the North is a large block of purpose built flats.

To the South is British Rail Land and Crouch Hill Station. The locality is a designated Conservation Area.

## **PLANNING HISTORY**

**HGY/2006/1569** --- Site Adjacent To 1 Mount Pleasant Villas London  
Demolition of existing garages and erection of 9x3 storey three bed mews style houses with 9 car parking spaces

This application is the subject of an appeal.

## **DETAILS OF PROPOSAL**

This application seeks conservation area consent for the demolition of existing garages and erection of 7 x three bedroom, 2 x two bedroom houses with provision of 9 car parking spaces, cycle storage and associated works.

## **CONSULTATION**

Ward Councillors – Stroud Green  
Haringey Council – Transportation Group  
Haringey Council – Conservation Team  
Haringey Council – Building Control  
Stroud Green CAAC  
Owner/Occupier: 1 – 12 (c) Mount Pleasant Villas, N4  
Owner/Occupier: 1 – 30 (c) 4 Mount View Road, N4  
Owner/Occupier: 12, 14 Mount View Road, N4  
Owner/Occupier: 45 – 51 (o) Mount Pleasant Villas, N4  
Owner/Occupier: 6, 6a, 8, 8a, 10, 10a Mount View Road, N4

## **RESPONSES**

2 letters of objection - raised a number of issues relating to height, bulk and scale, loss of vegetation, loss of habitat, noise, extra traffic and the appropriateness of the development.

### **Haringey Council – Transportation Team**

This proposed development is within a walking distance of Crouch Hill train station and, the bus route Stroud Green Road which offers some 65buses per hour (two-way), for frequent connection to Finsbury Park tube station. We have subsequently considered that majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site. It is therefore deemed that this level of vehicular trips would not have any significant adverse traffic impact on the adjacent roads.

### **Haringey Council – Building Control**

Proposal has been checked under Regulation B5 – access for the fire service and building control have been satisfied.

## **Haringey Council – Conservation Team**

No objection to the revised scheme received.

## **Council’s Arboriculturalist**

No objection to the demolition of the garages.

## **POLICY CONSTRAINTS**

### Haringey Unitary Development Plan –

UD4            Quality Design  
UD3            General Principles  
CSV1          Development in Conservation Areas  
Supplementary Planning Guidance 2 Conservation and Archaeology.

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

Firstly the garages are of no architectural merit and are some what of an eyesore; as such their demolition would not have a negative impact on the conservation area: the application must be assessed in conjunction with the planning application HGY2007/0598. Additionally the proposal must also be assessed from a design perspective. Policy UD4 “Quality Design (How Design will be Assessed - “Assessment of Design Quality: Enclosure, Height and Scale -Assessment of Quality Design - Building Lines, Form, Rhythm and Massing”) states that proposals for development will be expected to be of high design quality and positively address issues of enclosure, urban grain, building lines, form rhythm and massing, height and scale, architectural style, detailing and materials.

Policy CSV1 “Development in Conservation Areas”, relates specifically to development in Conservation areas and the requirement that works to buildings preserve or enhance the special character of the area. Haringey Council – Conservation Team has been consulted on this application has no objection to the proposed development.

The Council’s Conservation Officer supports the demolition of the garages and the proposed scheme to replace them.

## **SUMMARY AND CONCLUSION**

The proposed demolition is not contrary to Council policies, especially UD4 Quality Design CSV1 “Preservation and Enhancement of Conservation Area”, UD3 “General Principles”, CSV1 “Development in Conservation Areas” and Supplementary Planning Guidance 2 Conservation and Archaeology of the Haringey Unitary Development Plan.

The garages are of no architectural or historical interest and the proposed development would not detract from the character of the conservation area. It is recommended that consent be granted for demolition.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No: HGY/2007/0599

Applicant's drawing No:(s) PP-01 - PP-06, PP-08a,9a, 10a, 11a, 12a, 15a, 16a, 17a,18a,19a,20a,21a, 22a,25a, -PP-27

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 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.

### **REASONS FOR APPROVAL**

The proposed demolition is not contrary to Council policies, especially UD4 Quality Design CSV1 "Preservation and Enhancement of Conservation Area", UD3 "General Principles", CSV1 "Development in Conservation Areas" and Supplementary Planning Guidance 2 Conservation and Archaeology of the Haringey Unitary Development Plan.