

Planning Committee 1 October 2007

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/0921

**Ward:** Crouch End

**Date received:** 02/05/2007

**Last amended date:** N/A

**Drawing number of plans:** 2(01)00, 2(02)00, 2(03)00, 2(04)00, 2(05)00, 01, 02, 03;  
2(12)00, 01, 02, 03, -01; 2(13)00, 2(14)00, 01, 02, 03

**Address:** Former Mountview Theatre School, 104 Crouch Hill N8

**Proposal:** Conservation Area Consent for demolition of existing buildings in association with erection of 4 dwelling houses.

**Existing Use:** Theatre

**Proposed Use:** Residential

**Applicant:** City & Suburban Homes Ltd

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Retrieved from GIS on 14/05/2007

Tree Preservation Order

Conservation Area

Road Network: Classified Road

**Officer Contact:** Oliver Christian

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

The site, part of the former rear garden of 104 Crouch Hill – There are currently extension buildings of no architectural merit or value. There is a frontage onto Cecile Park.

The land slope down toward Cecile Park - The rear of the site backs onto the communal garden of a residential block of flats.

The site is within the Crouch End Conservation Area. The adjoining site contains a number of mature trees some that are the subject of Tree Preservation Orders (TPO's).

## **PLANNING HISTORY**

1947/0091 GTD 31-07-47 Mountview Theatre 104 Crouch Hill  
Use for purposes for theatre club of large hall (excluding basement).

## **DETAILS OF PROPOSAL**

The current proposal seeks the demolition of rear extension of existing theatre school buildings and erection of 4 x three bedroom dwelling houses.

This application should be assessed in conjunction with HGY2007/0920, a full application for the erection of 4 dwelling houses.

## **CONSULTATION**

Local Residents – 1 -11 (o) flats 1 -7, 2, 4, 6 -18 Cecile Park  
1 – 12 Ivor Court Crouch Hill  
106 – 116 Crouch Hill  
115 – 137 Crouch Hill  
Transportation Group  
Arboriculturist  
Conservation / Design Officer  
Building Control  
Hornsey CAAC  
Waste Management  
Conservation Advert 25/05/2007  
Ward Councillors

## **RESPONSES**

**Hornsey CAAC** - Does not object to the proposal in principle but requested some alteration to the proposal – these have been addressed in the revised proposal.

**Conservation/Design Officer** – Comments as follows: Overall, the principle of terraced residential development of high design quality at this site is welcome.

**English Heritage** – Happy in principle of development on this site and the broad approach of the proposal.

## **RELEVANT PLANNING POLICY**

CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas

### **Supplementary Planning Guidance**

SPG 1a Design Guidance  
SPG3a Density et al  
SPG3b Privacy / Outlook

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

The main issue is considered to be:-

1. Principle of demolition of the out buildings.

### **Principle of demolition of the out buildings**

The existing out buildings at the rear of the main building is poor in quality and of no architectural merit and as such there is no planning or conservation objection to their removal/demolition.

## **SUMMARY**

The proposed demolition causes no harm as the existing buildings are of no architectural merit and is in line with Council policy especially CSV7 Demolition in Conservation Areas of Haringey Unitary Development Plan.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2007/0921

Applicant's drawing No(s): 2(01)00, 2(02)00, 2(03)00, 2(04)00, 2(05)00, 01, 02, 03; 2(12)00, 01, 02, 03, -01; 2(13)00, 2(14)00, 01, 02, 03

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 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 causes no harm as the existing buildings are of no architectural merit and is in line with Council policy especially CSV7 'Demolition in Conservation Areas' of Haringey Unitary Development Plan.