

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

**Reference No:** HGY/2007/1103

**Ward:** Crouch End

**Date received:** 30/05/2007

**Last amended date:** N/A

**Drawing number of plans:** A9417/01 & 02 – A to G. A9417/03(1 -4) A9417/04 (1-5)

**Address:** 104 Crouch Hill N8

**Proposal:** Erection of 2 storey side extension and first floor side extension, hard and soft landscaping with associated tree planting.

**Existing Use:** Education

**Proposed Use:** Education

**Applicant:** Mr Paul Conrathe T/A Eagle House School

**Ownership:** Private

### **PLANNING DESIGNATIONS**

Conservation Area

Road Network: Classified Road

**Officer Contact:** Oliver Christian

### **RECOMMENDATION**

GRANT PERMISSION subject to conditions

### **SITE AND SURROUNDINGS**

The site consists of a detached 3 storey former dwelling house that has been used as a Theatre and acting school. The property is currently vacant.

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**

OLD/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: Erection of 2 storey side extension and first floor side extension, hard and soft landscaping with associated tree planting.

The proposed use as a school does not in itself require any permission for a change of use as it falls within the same use class as the historical use of the property.

The main issue is the scale and proportion of the proposed side extension and its impact upon the locality and the conservation area.

There is a current application under consideration for the demolition of rear extension of existing theatre school buildings and erection of 4 x three bedroom 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 4/06/2007  
Ward Councillors

## **RESPONSES**

**Transportation Group** – No objection to the proposal.

**Council's Tree Officer:** Considers that this development in its current form is suitable for the site.

**Hornsey CAAC** – responds – We would object to the loss of healthy trees. We accept that the massing of the two wings, but we feel that a copy of the period style of the existing villa will not succeed because of changes in building practices and difficulties in finding craftspeople with sufficient skill to carry out the work.

We recommend demolition of the existing side extensions and building new ones in a contemporary style and in the manner of the proposed new town houses round the corner in Cecile Park.

**Conservation / Design Officer** – No objections received

## **RELEVANT PLANNING POLICY**

UD3 General Principles  
UD4 Quality Design  
CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas  
M10 Parking for Development

## **Supplementary Planning Guidance**

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

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

The main issues here are considered to be:-

1. Design.
2. Impact of development on local amenity
3. Parking, Refuse and access.
4. Sustainability

### **1. DESIGN**

The proposed two storey extension side extensions enable the creation of better internal layout and by virtue and improved school rooms.

The property is a detached building; there is no reduction in the gap with the neighbouring property. The principle of having a two storey extension at this location is acceptable in that the addition of the two wings is appropriately designed and is subservient to the main building and creates a balance.

It is considered that the scale and proportion of the extensions does not upset the scale or unbalances the building. Additionally the proposal does not adversely affect the setting or the character of the locality or the conservation area.

The proposed two storey side extension would be equidistance on either side of the original building: The proposal as such is not contrary to Policy UD3 and UD4 also SPG1a, in that the extension would not have an adverse impact on the character of the existing building or the conservation area

## **2. Impact of development on local amenity (Visual amenity, open space and trees).**

It is considered that the proposed development is appropriate for the location and does not cause any adverse impact on the visual amenity of the locality.

The proposed development does not result in the loss of open space in that it replaces existing buildings and does not have an adverse impact upon important trees on the neighbouring site, as such is not contrary to policies OS10 and OS17.

There are a number of trees on the adjoining site that are the subject of TPO's, however they are not adversely affected by the proposal – The Council's Tree Officer has been consulted and considers that this development in its current form is suitable for the site.

## **3. Parking, Refuse and Access**

Car parking and access is at the front of the property utilising the existing crossovers to the site.

Waste storage is located at the front of the building close to the porch and will allow for appropriate re-cycling and refuse collection.

Recycling facilities are proposed within the building.

## **4. Sustainability.**

The re-use of the existing building is regarded as an important sustainable feature of the development in itself, which comply with the thrust of both National and London wide guidance.

In addition, the configuration of the proposed buildings, provide for good natural ventilation and day lighting.

In terms of assessment of this type of development, the assessment of seven key areas; (including energy, transport, pollution, materials, health and wellbeing, water & land use and ecology) the scheme would achieve a very good rating.

The scheme includes particular features to improve its energy efficiency/sustainability including rainwater reclamation and low flush toilets.

The scheme also proposes to re-use some of the demolition material; re-claimed London stock bricks and landscaping will use permeable materials.

Additionally it is proposed that building materials will be sourced from sustainable suppliers.

## **CONCLUSION**

The proposed extensions are considered to be subordinate to the main building and are of appropriate design. The proposal also retains the basic pattern of the original building and provides acceptable standard of accommodation for the proposed school that is not detrimental to the street scene or the area as a whole compliant with Policies UD3 General Principles, UD4 Quality Design, and SPG 1 Design Guidance also SPG 3a Extensions et al of the Haringey Unitary Development Plan.

To conclude, the proposal for the erection of a two-storey side extension and basement extension is acceptable.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2007/1103

Applicant's drawing No. (s) A9417/01 & 02 – A to G. A9417/03(1 -4)  
A9417/04 (1-5)

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. 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.

5. 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.

6. 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.

7. Details of energy efficiency / sustainability including rainwater reclamation and low flush toilets shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Reason: To comply with the Council's sustainability best practice.

## REASONS FOR APPROVAL

The proposal also retains the basic pattern of the original building and provides acceptable standard of accommodation for the proposed school that is not detrimental to the street scene or the area as a whole compliant with Policies UD3 'General Principles', UD4 'Quality Design', and SPG 1 'Design Guidance' also SPG 3a 'Extensions et al' of the Haringey Unitary Development Plan.