

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

**Reference No:** HGY/2007/1627

**Ward:** St. Ann's

**Date received:** 06/08/2007

**Last amended date:** N / A

**Drawing number of plans:** 0702/001, 002, 100, 101, 102, 110 & 111.

**Address:** 18 Avenue Road N15

**Proposal:** Conservation Area Consent for demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwellinghouse.

**Existing Use:** Residential

**Proposed Use:** Residential

**Applicant:** Forest Manor Developments Ltd

**Ownership:** Private

### **PLANNING DESIGNATIONS**

Tree Preservation Order  
Conservation Area  
Road Network: Borough Road

**Officer Contact:** Oliver Christian

### **RECOMMENDATION**

GRANT PERMISSION subject to conditions

### **SITE AND SURROUNDINGS**

The site is located on the east side of Avenue Road, in St. Ann's Conservation Area.

The property is a small single storey bungalow with a hipped roof, central chimney, a symmetrical front elevation and a domestic character.

The building is of no particular architectural merit and appears out of place among the other residential buildings within the street scene, because most of them are either two or three storey Victorian houses. The surrounding area is residential in character.

### **PLANNING HISTORY**

Planning permission was refused in early 2007 for the demolition of a single storey dwelling house and the erection of a three-storey building comprising 6 x 1 bedroom flats.

## **DETAILS OF PROPOSAL**

The proposal seeks planning permission for the demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwellinghouse. This is a revised scheme following refusal.

The front amenity area would be retained. There would be some planting immediately at the front of the building and the area would accommodate refuse storage. The rear garden would also be retained, including the existing trees.

## **CONSULTATION**

5, 7, 11, 12, 13, 14, 16, 20, 22 Avenue Road  
Flats 1 – 11 Folwer House, South Grove  
Transportation Group  
Conservation Team  
St Ann's CAAC  
Harringay Ladder Community Safety Partnership  
Ward Councillors

## **RESPONSES**

Conservation Team: Comment as follows –

The existing house, No 18 Avenue Road is a small single storey bungalow with a hipped roof and a central chimney. It has a symmetrical front elevation and a domestic character. It lies within St Ann's Conservation Area.

The CA is focused on St. Ann's Church and St Ann's Road. The boundary of the CA only extends a short distance up Avenue Road, and includes No 26 on the east side and No25 on the west side. The rest of Avenue Road is outside the CA.

On the east side of the road there is a mixed scale of housing, mostly 2 storeys high, sometimes with loft accommodation within roof. Essentially the street has a domestic appearance, with typical sash or casement windows, and with hipped or gabled pitched roofs. The pair of semi-detached houses next door to the north, No. 20 & 22 are 2 storeys with accommodation within their pitched roofs, and the small terrace of 3 houses next door to the south, No. 12, 14 & 16, are 2 storeys high with a hipped roof form. On the west side of the road the housing is a mixture of 2 storeys, 2 storeys with loft accommodation within roof, and full 3 storeys high.

In the assessment of the previous proposals HGY/2007/0463 & HGY/2007/046 it was identified that No 18 Avenue Road did not make a positive contribution to the CA and before the principal of demolition could be established an acceptable replacement design had to be proposed. The previous scheme was taller, bulkier and over scaled and accordingly a design / conservation objection was raised to the scheme.

### Replacement Proposal

This current scheme is a major improvement on the previous one; it is 2 storeys high and is more traditional in its appearance. It features 2 canted bays on the front elevation, with vertically proportioned windows which appear comparable to the existing windows in neighbouring houses. It has a similar eaves level and a shallow pitched hipped roof which appears in keeping with the predominant pitched roofs of adjacent houses. In its overall scale, height, bulk, and mass it appears visually compatible in this specific location in Avenue Road.

The proposed design of the replacement building raises no conflict with planning policy & guidance, and there should be no adverse effect on the character and appearance of St Ann's Conservation Area.

Accordingly I have no design & conservation objection, but suggest a condition requiring the design to be implemented without alteration, and the use of high quality external facing materials for the street elevation and roof.

St Ann's CAAC objects to the proposal on a number of grounds: The proposal fails 'to protect buildings of architectural and historical interest and their setting' – to preserve and enhance the character and appearance of conservation areas - and that development should respect and enhance Haringey's built heritage in all forms.

St Ann's CAAC also initially responded that – 'It mildly supports the proposal only if firm and enforceable conditions are set'.

### **RELEVANT PLANNING POLICY**

UD3 General Principles  
UD4 Quality Design  
HSG1 New Housing Developments  
HSG9 Density Standards  
HSG10 Dwelling Mix  
CSV1 Development in Conservation Areas  
SPG1a Design Guidance  
SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes  
SPG3B Privacy, Overlooking, Aspect, Outlook & Daylight / Sunlight

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

The main issues are the principle of the development, impact of demolition of the existing house on the conservation area.

## 1. The Principle of the Development

Policy HSG1 states that new housing developments, including conversions, will be permitted provided that the site is appropriate having regard to a sequential approach, they include a mix of house types, tenures and sizes and there is access to local services, educational and community facilities and public transport.

The residential scheme would be on a previously developed site with good public transport accessibility and local services.

Policy HSG10 states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

The demolition of the existing bungalow on the site would result in the loss of a family unit but is replaced by a larger and better quality single family dwelling house. Therefore the scheme complies with policy HSG1. The Council not only has to ensure that there is enough extra housing provided in the borough, over the plan period, to cater for the growing population, but also for the different sizes of households.

## 2. Impact of the demolition of the existing on the Conservation Area

Policy CSV1 states that the Council will require that proposals affecting Conservation Areas preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area; recognise and respect the character and appearance of Conservation Areas; and protect the special interest of buildings of architectural or historic interest.

The existing building is of no particular architectural merit and appears out of place within the street scene. The existing building does not contribute to the architectural or historic character of the Conservation Area. It is considered that the dwelling to replace the existing building would be an improvement to the street scene. As such the scheme would enhance the appearance of the conservation area and would thus be not be contrary to the aims of policy CSV1.

Policy UD4 states that proposals for development should be of high design quality, the spatial and visual character of the development site and the surrounding area/street scene should be taken into account and certain inter-related elements should be addressed in a positive way, including form, rhythm, massing, height, scale, architectural style, detailing and materials. SPG1a states, 'New development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places'.

The existing bungalow appears incongruous within the street scene because it is single storey and neighbouring residential buildings are two or three storeys. Also, it appears out of place because of its large windows which dominate the front elevation.

Despite the variation of building types, from two and three storey Victorian houses to contemporary blocks of flats, there is some unity among the buildings in that they have pitched roofs and similar style roof shapes.

The proposed dwelling house would have pitch roof, detailing in the shape and size of the windows is more in keeping with the style of the neighbouring properties

The proposed dwelling house has been designed to blend in with and complement the surrounding architecture. There is variation of building types within the streetscene: The proposed dwelling would be more in keeping with the neighbouring residential dwellings.

Therefore, in terms of design, the proposed development is considered to accord with policy UD4 and SPG1a.

## **SUMMARY AND CONCLUSION**

The proposed design of the replacement building raises no conflict with planning policy & guidance, and there should be no adverse effect on the character and appearance of St Ann's Conservation Area.

It would therefore be appropriate to recommend that conservation area consent be granted for the demolition of the existing house.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2007/1627

Applicant's drawing No.(s) 0702/001, 002, 100, 101, 102, 110 & 111.

Subject to the following condition:

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 proposal demolition would not result in adverse impact upon the conservation area, as such is not contrary to the Policies UD3 'General Principles', UD4 'Quality Design', also SPG1a 'Design Guidance' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight / Sunlight' of the Haringey Unitary Development Plan.