

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/2246

Ward: Tottenham Hale

Date received: 30/10/2007

Last amended date: 06/12/07

Drawing number of plans: (PL)00 rev P, 01 rev P, 02 rev P, 03 rev P1, 04 rev P1, 05 rev P1, 06 rev P1, 07 rev P1, 08 rev P1, 09 rev P1, 10 rev P2, 11 rev P2, 12 rev P1, 13 rev P1, 14 rev P1, 15, 16 & 17.

Address: 658-660 High Road N17 0AB

Proposal: Conservation Area Consent for demolition of existing buildings and erection of a five storey building fronting the High Road and a three storey building fronting Hampden Lane, to provide a total of 115sqm. of ground floor retail (A1) / office / commercial (A2 / B1) floorspace and 27 residential units comprising 10 x one bed, 9 x two bed, 3 x three bed, 1 x four bed and 4 x five bed units, 5 car parking spaces and associated amenity space, storage areas and landscaping.

Existing Use: Vacant / Retail

Proposed Use: Commercial / Residential

Applicant: Genesis Housing Group

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area

Road Network: Classified Road

Officer Contact: Elizabeth Ennin-Gyasi

RECOMMENDATION

GRANT Conservation Area Consent subject to conditions

SITE AND SURROUNDINGS

The site comprises of ground floor commercial unit and a two storey local listed building which is set back from the High Road frontage. It is located on the east -side of the High Road at the junction with Hampden Lane and forms part of a small parade commercial properties some of which have residential

on upper floors. It is currently vacant but previously the ground floor was used for selling furniture and the rear of the buildings used for storage. The site extends on the southern boundary along Hampden Lane and is bounded predominately by residential properties at its north - eastern end. It lies within North Tottenham Conservation Area and outside any of the UDP designated shopping frontages.

PLANNING HISTORY

Erection & use of an extension to the existing garage & showroom - approved 16/11/50

Extensions to existing buildings - approved 1955

Erection of single storey stores extension - approved 8/9/59

Alterations & extensions to provide showroom stores & offices - approved 7/9/59

Erection of building for storage & shop - refused 13/1/60
Installations of additional windows to car showroom & erection of enclosed circular staircase - approved 1990

Conservation Area Consent for demolition of existing buildings fronting High Road - withdrawn 15/4/97

Conversion & extension of 658 High Road to residential & erection of 12 new houses along Hampden Lane - withdrawn 15/4/1997

Erection of 2 storey building comprising 7X1 bedroom 1person flats communal lounge, laundry and office - approved 4/4/2000

HGY/2001/0671 - Retention of Listed Building redevelopment of site to provide one x three storey office building fronting High Road, one x three storey building comprising eleven x two bed self-contained flats and two x two storey four bed houses. Provision of seven car parking spaces and associated landscaping and boundary treatment. (Amended scheme with revised proposal) - approved 31 /3/03.

HGY/2003/1014 – Amendments to planning permission reference HGY/2001/1071 to extend the proposed buildings at Hamden Lane frontage rearwards to accommodate 1X3 storey building comprising 5 X 2 bed flats , 6X3bed flats 2X2 storey 4bed houses and 11 car spaces. – approved 4/11/03.

HGY/2004/1055 - Demolition of existing building and erection of 1 x 3 storey block comprising 4 x 1 bed and 2 x studio flats, 1 x 4 storey block comprising 15 x 2 bed and 5 x 1 bed flats and 1 x 4 storey block comprising 6 x studio flats and one office with associated landscaping and parking - refused 20/7/04 – subject to appeal dismissed 20/5/05.

HGY/2004/2625 - Demolition of existing building and erection of 1 x 3 storey block comprising 10 x 1 bed and 2 x 2 bed flats and 1 x part 3 storey, part 4 storey block 18 x 1bed and 4 x 2bed flats with associated landscaping and parking - withdrawn 15/3/05.

HGY/2005/2334 - Demolition of existing buildings and redevelopment of site to include erection of 1 x part 4/part 5 storey block and 1 x 3 storey block comprising 10 x one bed, 12 x two bed and 8 x three bed self contained flats and 2 commercial units at ground floor level. Associated car parking, refuse and cycle storage (Amended Scheme) – withdrawn 7/2/06

DETAILS OF PROPOSAL

The proposal seeks to demolish the original Georgian local listed building and all other buildings on the site. It involves the erection of five storey building fronting the High Road and a three storey building fronting Hampden Lane to provide a total of 115sqm. of ground floor retail (A1) / office / commercial (A2 / B1) floorspace and 27 residential units. The scheme comprise of two commercial units on the High Road frontage and 10 x one bed, 9 x two bed, 3 x three bed and 1 x four bed, 4 x five bed residential units. It also provides 5 car parking spaces including a disabled bay and associated amenity space, storage areas and landscaping. Access would be from Hampden Lane & the High Road.

CONSULTATION

Ward Councillors
Tottenham CAAC
662 – 670, 641- 663, 636 – 656 High Road
1st & 2nd flats 636 –656, 662 –670, 641 - 663 High Road
10- 63 Campbell Court, Campbell Road
1- 26 Hampden Lane
1-7, 1a & 3a Lansdowne Road
3 x Site notices
English Heritage
Conservation Officer
Waste Management
Building Control
Legal
Policy/Design
Transportation
Waste Management
Environment Agency
Thames Water

Crime Prevention Officer
London Fire Brigade
Development Control Forum

RESPONSES

Development Control Forum – Minutes attached see Appendix 1

164 Tower Gardens – objects

16 Hamden Lane – objects

12 Hamden Lane – objects

667 High Road – objects

99 Yarmouth Crescent – objects

687 High Road – objects

683 High Road – objects

English Heritage – ‘application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice’

London Fire Brigade- ‘satisfied with the proposals’

Environment Agency – ‘low environment risk ‘

Waste Management – comments received

Thames Water – request informative to be attached should permission be granted

Conservation Officer- ‘This is prominently site which lies adjacent to the Grade II listed Georgian terrace Nos 662-670 Tottenham High Road and within North Tottenham Conservation Area on the corner of the High Road and Hamden Lane. The design of this scheme follows the dialogue with the agent following the previous withdrawn scheme.

This design scheme is a major improvement on the previous scheme. Officers have had a positive pre-application dialogue with the architect on this application. Block No1 fronting the High Street block is of particular importance. English Heritage have emphasized the importance of the design of this building needing to be sufficiently sensitive to the street pattern and predominant rhythm of the adjacent listed buildings. The amended elevations have achieved an appropriate reference to the form of the existing plot sizes and rhythm of the adjacent properties in the articulation of the bays and the glazing patterns. I believe the overall design strategy of the vertical bay treatment for the elevations is very appropriate in this specific context. The architectural treatment uses defined bay sizes to breaks up the large block effect with a predominant vertical proportion, but with variety and interest in the fenestration pattern and inset balconies of the elevations.

The corner bay of Block 1 in the street scene is particularly important, with key elevations to both the High Road and Hampden Lane. I have noted the suggested revised design treatment of balconies and fenestration pattern and consider that these have been combined in a visually unified manner, which is harmonises better with the vertical bay treatment of both street elevations, and accordingly I recommend this revision.

The top floor on Block 1 is set back 1.7m from both street elevations, and it is clad in lightweight paneling, in an appropriate matt mid grey colour to blend in with the sky background. I consider this top floor will appear appropriately subordinate as it is well set back from the frontage.

There is a prominent gap between Block 1 and the Hamden Lane block and I consider that this is effective in illustrating the change in scale and height between them.

The overall scheme is satisfactory in terms of its overall site layout, and in the separation of car parking and vehicles from the houses fronting onto Hamden Lane.

The Hamden Lane block is also successful how its scale and rhythm have been broken down to harmonise with the more intimate scale of the cottages along this street. It has 5 individual houses with their front doors and small front gardens which is consistent with the local character. The flats on the top level are well set back from the frontage and will appear subordinate. The internal courtyards and rear gardens provide amenity space for the houses. The proposals also include the construction of a public footway on this side of Hamden Lane (which does not exist at present) immediately in front of these new houses.

I consider that the overall development in terms of its height, bulk, mass of the blocks, as well as their architectural treatment facing both the High Road and Hamden Lane elevations, as well as the principal external facing materials are acceptable in principle.

I therefore recommend permission subject to approval of the following conditions in writing :

- Samples of all external facing materials
- Fully annotated and dimensioned elevation and section drawings of the front elevation end bay abutting the listed building No 662 High Road, as well as the corner bay of Block 1, at a scale of 1:20, including details of top floor accommodation, roof, parapet, facing materials, windows, inset balconies, walls.
- Fully annotated and dimensioned details of front boundary treatment to Hamden Lane, including low level wall / gates at a scale of 1:10.
- Fully annotated and dimensioned details of boundary treatment to the parking area, including railing and gates, including a secure lockable pedestrian access gate, at a scale of 1:10.
- Full details of hard and soft landscaping proposals.
- Full details of artificial lighting scheme

Reason for conditions ; To ensure that the development is of a high standard as it affects the setting of the Grade II listed Georgian terrace, to preserve the character and appearance of North Tottenham Conservation Area, and in the interest of quality of amenity of residents.

Informative : The applicant is advised that only the highest quality yellow stock facing brickwork, in terms of materials, colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable'

RELEVANT PLANNING POLICY

CSV1: Development in Conservation Areas

CSV3: Locally Listed buildings and designated sites of industrial heritage interest

CSV6: Demolition of Listed buildings

CSV7: Demolition in Conservation Areas

ANALYSIS / ASSESSMENT OF THE APPLICATION

In 2004 an application to demolish the existing local listed building and the redevelopment of the site for office and residential use was refused on 20 July 2004, principally on grounds of the demolition of the listed building (HGY/2004/1055/1056). The application was then subject to an appeal, progressed under a public inquiry. Although the appeal was dismissed on 20 May 2005, the Inspector concluded that: 'alterations have eroded the special architectural and historic interest of No 658. For this reason I do not consider that the appeal building makes such a positive contribution to this conservation area as to rule out its demolition and replacement.'

SUMMARY AND CONCLUSION

The proposal to demolish existing locally listed building is considered acceptable, given the Inspector's comments on this issue. Therefore the proposal is considered to be in line with Policies CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV6 'Demolition of Listed buildings' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No. HGY/2007/2246

Applicant's drawing No.(s) (PL)00 rev P, 01 rev P, 02 rev P, 03 rev P1, 04 rev P1, 05 rev P1, 06 rev P1, 07 rev P1, 08 rev P1, 09 rev P1, 10 rev P2, 11 rev P2, 12 rev P1, 13 rev P1, 14 rev P1, 15, 16 & 17.

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 of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to safeguard the special architectural or historic interest of the building.