

Planning Committee 11/02/2008

Item No.

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

**Reference No:** HGY/2007/0917

**Ward:** Stroud Green

**Date received:** 30/04/2007

**Last amended date:** N/A

**Drawing number of plans:** 1277 PI/01, 02

**Address:** 2 Ossian Road N4 4EA

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

**Existing Use:** Garages

**Proposed Use:** Residential

**Applicant:** Mr Tim Chrysanthou, Alexanders,

**Ownership:** Private

### **PLANNING DESIGNATIONS**

Conservation Area

Road Network: Borough Road

**Officer Contact:** Oliver Christian

### **RECOMMENDATION**

GRANT - subject to conditions

### **SITE AND SURROUNDINGS**

The application site comprises of a single storey garage, and open yard area, originally a part of 25 Ferme Park Road, which is a hotel. The garden area has been recently sub-divided and the sold to the applicants.

The site is located on the North Side of Ossian Road, close to the junction with Ferme Park Road and is located within the Stroud Green Conservation Area.

### **PLANNING HISTORY**

In 1994, conditional consent was granted at 25 Ferme Park Road, for the erection of a two-storey rear extension and rear extension of existing ground floor back addition. (HGY/47384)

In 1999, conditional consent was granted for the proposed loft conversion to facilitate two additional bedrooms with six velux windows to guesthouse (HGY/56967)

The land of 25 Ferme Park Road has been divided in the recent past and the garage area sold off separately. At the same time, a three-storey extension was built at 25 Ferme Park Road, which has been investigated by the Enforcement team.

On 15/10/02 permission was refused for the erection of single storey building at the rear of 25 Ferme Park Road and adjoining 2 Ossian Road to provide a one bedroom house with courtyard and car port (HGY/2002/1240).

On 30/12/2003 Planning permission was refused for the erection of 2 storeys, two bedroom detached house (HGY/2004/2022) for the following reasons: -

1. Overdevelopment of the site
2. Unsatisfactory form of development not in character with the existing pattern of development
3. The loss of lock up garages would result in the loss of valuable parking facilities in a congested area and prejudice the free flow of traffic and conditions of general safety.

On 6/07/2004 Planning permission was refused for the erection of 2-storey, 2, bed dwelling at lower ground floor levels, with external garden amenity and patio (Hgy/2004/0952) for the following reasons:-

1. Overdevelopment in relationship to the area of the site
2. Unsatisfactory form of development not in character with the existing pattern of development resulting in a cramped form of development.
3. Bulk, massing, size and excessive site coverage resulting in overlooking and loss of privacy.
4. Detrimental to the character of the Conservation Area.

The application was dismissed at appeal, the following comments being made by the Inspector:-

The Inspector stated that 'Despite the fact that it lies within the Stroud Green Conservation Area, characterised in main by traditional Victorian brick built terraced houses, I see no reason in principle why an overtly contemporary approach to this rather awkward site should not be successful. Indeed a "one-off" house, of a more radical design and in a corner location, creates the potential to add interest to the street-scene. I therefore consider that the scheme's impact on the character and appearance of the conservation area would at least be neutral, in this case, however, the raised patio would both overlook and be overlooked by 25-27 Ferme Park Road and would be the

source of unreasonable noise and disturbance.’ He also did not wish to approve the scheme with a revised plan. The appeal was dismissed on the grounds of harm to residential amenity. The proposal was therefore in conflict with Policy DES 1.9 and DES 1.10.

## **DETAILS OF PROPOSAL**

Conservation Area Consent for demolition of existing garage and erection of 2 bedroom dwellinghouse.

## **CONSULTATION**

Ward Councillors  
2-12 Ossian Road  
1-15 Ossian Road  
21- 29 Ferme Park Road, 27a and 23a  
1-8(c) Ossian Mews  
Transportation  
Stroud Green CAAC  
Conservation Officer

## **RESPONSES**

Hornsey Conservation Areas Advisory Committee - The application should be refused.

Transportation group – No objection to the loss of garage.

Conservation Officer - The proposal results in the loss of the garden and serves as a visual demarcation. The proposed site is larger than that which the garage currently occupies and will further encroach on the visual demarcation.

## **RELEVANT PLANNING POLICY**

CSV1 Development in Conservation Areas  
CSV7 Demolition in Conservation Areas

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

Conservation Team and Transportation group has no objection in principle to the loss of the garage.

The proposal for demolition should be viewed alongside the application HGY2007/0917 for – erection of a dwelling house – the proposed scheme is considered acceptable.

## **SUMMARY AND CONCLUSION**

The garage is of no architectural merit – a satisfactory scheme has been submitted and as such conservation area consent for demolition is recommended to be granted.

## **RECOMMENDATION**

GRANT – subject to conditions

Registered No. HGY/2007/0917

Applicant's drawing No. (s) 1277 PI/01, 02

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 proposed infill development does fit into the local scale, character and pattern of established residential area and remains in conflict with Policy UD3 General Principles and UD 4 Quality Design (Fitting in new buildings into surrounding area) of Haringey Unitary Development Plan.