

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2064

Ward: Crouch End

Date received: 08/11/2005

Last amended date: N/A

Drawing number of plans: 05-900 PL.02A, 03A, 04A, 05, 06, 07B, 08C, 09C, 10B, 12A, 13A, 14B, 15C, 16D, 17A & 18.

Address: 40 Coleridge Road N8

Proposal: Demolition of existing buildings and redevelopment of site including erection of 9 terraced houses comprising 3 x 3 storey houses in Coleridge Road, 4 x 3 storey houses and 2 x 2 storey houses to the rear. Erection of part single / part 3 storey B1 commercial block adjacent to car park. Provision of car parking and refuse storage.

Existing Use; Light Industry.

Proposed Use: Business (B1) and Residential (C3).

Applicant: Acorn Homes (North London) Ltd.

Ownership: Private & Haringey Council

PLANNING DESIGNATIONS

Crouch End Conservation Area
Area of Archaeological Importance
Wider Setting St Pauls
Road - Borough

Officer contact: Valerie Okeiyi

RECOMMENDATION

Grant permission subject to conditions and Section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is currently occupied by commercial buildings that cover the vast majority of the site. They range in height from single storey at the front onto Coleridge Road to 2/3 storey across the site. At present the accommodation comprises a single storey front office building and light industrial/manufacturing buildings to the rear. The application site is situated on the north side of Coleridge Road near to the junction with Crouch End Broadway. The site falls in the Crouch End Conservation Area and is in very close proximity to the town centre and its shopping frontage.

To the east along Coleridge Road the road develops a commercial nature reflecting the proximity of the town centre; opposite the site and to the west the area is residential in character. At the rear the industrial buildings back onto the rear gardens of the residents of Berkeley Road and Crouch Hall Road. To the rear is also a car park that provides parking for shoppers and for the commercial users who back onto it.

PLANNING HISTORY

Previous application HGY/2005/1541; Erection of Business premises (B1) and Residential – 9 dwellings; withdrawn.

DETAILS OF PROPOSAL

The proposal is a resubmission after the previous planning application was withdrawn on the 21st of October 2004, for the demolition of the existing buildings occupied by Clear View and redevelopment of site for residential and commercial use.

The proposal firstly includes the erection of 9 four bedroomed terrace houses comprising three, 3 storey terraced houses in Coleridge Road and four, 3 storey houses backing onto 48 - 50 Coleridge Road and 2, two storey houses backing onto the private rear gardens of the residents of Berkeley Road.

The amendments made to the residential aspect of the proposal include:-

1. The two residential car spaces have been moved from within the mews, adjacent the entrance, and relocated to be accessed directly from the car park. These will be in the form of a private garage with access via the rear garden to House H5 and a driveway space in front of the garage also for use by House H5.
2. The spaces in the mews have been replaced with garden areas which help to green the mews and screen the commercial accommodation when viewed from the mews.

3. Further planters and wall trellises have been added to the mews to provide landscaping to the mews environment

The proposal also includes the erection of a three storey commercial block with its side flank walls facing the rear aspect of Berkeley Road and 48-50 Coleridge Road.

The amendments made to the commercial aspect of the proposal includes:-

1. The B1 commercial block has had its floor area reduced from 850 sq metres to 530 sq metres.
2. The western flank has been moved a further 4.0m away from the Berkeley Road properties and the eastern flank a further 4.2m from 48-50 Coleridge Road.

CONSULTATION

Transportation Group – Highways
Waste Management
Legal Services
Building control
Alex Fraser/Clare Carter – Council Arboriculturalist
Crime Prevention Officer – Met Police
Ward Councillors
Hornsey CAAC
Conservation Team
61 – 87 (o) Coleridge Road
26 – 38 (e) Coleridge Road
44 – 54 (e) Coleridge Road
Flat 1 & 2, 59 Coleridge Road
Flats 1, 2 & 3, 73 Coleridge Road
Flats 1,2,3 & 4, 77 Coleridge Road
Flats 1 & 2, 81 Coleridge Road
Works r/o 44-54 (e) Coleridge Road
Kings Head, 2 Crouch Hall Road
2-12 (e) Berkeley Road
57 – 69 & 69a Crouch Hall Road (o)
Flats 1,2,3 & 4, 63 Crouch Hall Road
Flats 1&2, 65 Crouch Hall Road
Chancellors Loft 1- 8 Crouch Hall Road
1 –33 (o) The Broadway
35 – 39 The Broadway
13a The Broadway
1st and 2nd floor flats 1- 19 The Broadway
Flats 1 – 18, 71 – 75 Crouch Hall Road

RESPONSES

i) **Comments from transportation Group (on previous application)**

Although this site is within restricted conversion area, the proposed 10 residential car parking spaces are adequate. In addition, this site abuts public car parking which can also accommodate any overspill parking demand ensuing from this development. It is also considered that the commercial aspect of this development can utilise the existing restricted parking area fronting this development within Crouch Hall Road public car park, to park at least four vehicles. However, there is the need to improve the footway condition on Coleridge Road especially at the stretch fronting this proposed development, where vehicle repairs had taken place over time.

Consequently, the highways and transportation authority would not object to this application subject to the conditions that:

- (1) The applicant contributes £40,000 (forty thousand pounds) towards improving the footway conditions along Coleridge Road.
- (2) The applicant removes commercial car parking nos. 5 and 6 which falls on part of the public car park, from the scheme

ii) **Comments from Building Control (on previous application)**

The plan have been checked with the London Fire Brigade, and the proposal complies with Regulations B5 – access for fire fighting services.

iii) **Hornsey CAAC comments** - Welcome the reduced height and bulk of the commercial block, but remain very concerned about the pedestrian access from Coleridge Road (security issues) and the vehicular access from the car park at the rear, which seems too narrow for the probable number of vehicle movements, particularly in the morning with the 'school run'.

iv) **Crime Prevention Officer (Previously received)**

- House 4 – 9 and the site entrance exhibit clear demarcation between public and private space and some form of defensible space is created around the homes. This is important from a designing out crime perspective
- There main area of concern is with the pedestrian access to the Mews from Coleridge Road. They would be keen if this access is reviewed and at least restricted to strictly residents use only.
- The dwelling would benefit from the enhanced security standards detailed "Secured by Design Scheme"

vi) Comments from resident at no. 31 Coleridge Road

- The 3 storey houses are too high
- The proposal is out of keeping with the conservation area
- The proposed residential would have a very cramped appearance in the area
- The proposal would lead to increased traffic and parking pressures

vii) Comments from resident at 51 Coleridge Road

- No objection.

viii) Comments from the tree officer (Previously received)

The following comments and observations relate to the effects of the proposed new development on trees within the above site and in adjacent properties. Drawing no. PL-08 was used for identification purposes.

Tree cover.

To the Eastern edge of the site, rear of 2 Berkeley Road, is located a Lime tree. It is proposed to retain this tree within the proposed new development.

In the rear garden of 6 Berkeley Road are two Sycamore trees growing close to the boundary with the proposed development site. All the trees are of value as a screen to the adjacent properties.

Tree protection

Adequate protective measures must be introduced to ensure their safe retention. BS 5837:1991 Trees in relation to construction offers guidance on minimum distances for erecting protective fencing.

The nearest point of the new structure will be 7m from the Lime tree. Protective fencing must be erected at 4.5m from the Lime tree.

The nearest point of the new structure will be 7.5m from the Sycamore trees. Protective fencing must be erected at 4.5m from the Sycamore trees

All the trees must be protected throughout the development by robust fencing (Tree Protection Zone) to reduce the likelihood of damage occurring to the tree or its root system. The fencing must remain throughout the construction process.

Conclusion

A Method Statement must be produced indicating the chronology of events with regard to tree protection. This should also include engineering specifications for fence design and a revised site plan showing the Tree Protection Zone.

The statement must also indicate exactly where the site compound and storage area is to be located. It should also include details of where service runs are to be installed.

Once a Method Statement has been produced and its contents agreed by all, it must be conditioned into planning permission.

RELEVANT PLANNING POLICY

HSG 1.1 Strategic Housing Target
HSG 1,2 Sites for New Housing
HSG 2.2 Residential Densities
HSG 2.10 Restricted Conversion Area
EMP 1.1 Employment Protection
EMP 1.2 New Employment Uses
EMP 1.4 Sites Outside Defined Employment Areas
EMP 3.3 Relocation of Businesses
DES 1.1 Good Design and How Design Will Be Assessed
DES 1.2 Assessment of Design Quality (1) Fitting New Buildings into the Surrounding Area
DES 1.3 Assessment of Design Quality (2) Enclosure, Height and Scale
DES 1.4 Assessment of Design Quality (3) Buildings Lines, Layout, Form, Rhythm and Massing
DES 1.5 Assessment of Design Quality (4) Detailing and Materials
DES 1.9 Privacy and Amenity of Neighbours
DES 1.10 Overdevelopment
DES 2.2 Preservation and Enhancement of Conservation Areas
SPG 1.3 Privacy and Overlooking
HSG 2.3 Backland Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues are considered to be (1) Principle of a mixed use development at the site (2) Design and appearance of the proposal on the site (3) Impact on residential properties (4) Car Parking and Access (5) Trees and Landscaping.

1. *Principle of a mixed use development at the site*

a) Employment

Policy EMP 1.1 seeks to protect existing land and buildings and commercial use from other forms of development. The retention and creation of jobs is the highest priority in the short to medium term.

The proposal is to erect a three storey (plus part basement) commercial block adjacent to the car park to replace the existing old Clear View buildings which dates back to 1930s and have been in single occupation since construction.

The physical condition of the buildings suggests that they are in need of renewal.

The previously proposed 4 storey commercial unit has now been reduced in size from 830 sq. metres to 530 square metres and will be located on three floors plus an element in a basement. It will occupy the section of the proposed development fronting the car park and its proposed floor space will be able to provide up to 28 jobs.

b) Housing

Policy HSG 1.1 states that the Council will seek to increase the number of dwellings in Haringey by 6,700 units between 1992 and 2006. HSG 1.2 states that the Council will continue to identify sites in both public and private ownership which are considered suitable for housing development, and will seek to ensure that such developments contribute to achieving the Councils housing objectives. SPG 3a states that Haringey's Housing needs Survey (2001) identified the size of dwellings people wanted/needed and any shortfall in provision. Overall in the borough there is a shortfall of all housing sizes, for all housing types,

Family housing would be appropriate at the site. The site falls within a Restricted Conversion Area and SPG 3a and HSG 2.10 recognises that the loss of family housing in these areas have contributed to parking and traffic problems. The introduction of family housing therefore helps reverse this trend and redresses the imbalance in the area.

The principle of mixed use is acceptable; the B1 unit does retain employment; equally, some housing will contribute towards the Boroughs housing policy and targets, and housing is compatible with Coleridge Road where there are terraces of housing opposite, and adjoining to the west.

c) Density

Density control can help ensure that developments make the best use of the land available, avoid significant loss of dwellings and yet provide an acceptable residential environment'..

The residential density of the proposed development is 363 hrh..

In the Adopted Unitary Development Plan, (1998), the density of the development should normally be in the density range of 175hrh-250hrh (70hra-100hra). The maximum acceptable residential density for a development comprising more than 50% of family units is 210 hrh. The proposed development would also conflict with policy HSG 2.3 'Backland Housing' as a major part of the housing provided is on a Backland Site although Coleridge Road has a frontage. This policy states that the maximum density should not normally exceed 145 hrh.

In the Revised UDP, which accords with the Density guidance of the London Plan and carries more weight than the Adopted 1998 Plan, Policy HSG 8 states that 'Residential development in the borough should be in the density range of 200-400 habitable rooms per hectare, but going up to 700 hrh in the main town centres.

In summary, the scheme accords with the Density Policy of the Revised UDP, and on simple density figures, would be difficult to refuse as it falls very close to a town centre and has good accessibility and public transport facilities close by.

Although the scheme falls within the Revised UDP density range it, illustrates all the dangers and pitfalls of trying to achieve a higher density, which leads to reduced standards of amenity space, close block spacing, areas dominated by parking/vehicles, and overshadowing.

In particular the amenity areas are limited, with rear gardens between 6m. and 8m. in length. The distance between the two facing residential blocks is only 9 metres.

2. Design and appearance of the proposal on the site within the conservation area

Policy DES 1.1 states that the Council will require development to be of a good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused. Policy DES 1.2 states that much of Haringey has already been developed, so a new development will often fill a gap and so needs to fit into its surrounding. DES 1.3 states that the Council will assess the design of development schemes in relation to enclosure, height and scale. Policy DES 1.4 states that in new development the Council will have regard to Building lines, layout, form, rhythm and massing. Policy DES 1.5 seeks to ensure appropriate detailing and materials. SPG 3a states that all new residential development, including conversions where appropriate, should provide external amenity space and this should be appropriate to the needs of the likely occupants wherever possible. Wherever possible family houses should be provided with back gardens that are safe for young children to play in.

Policy DES 2.2 seeks to preserve and enhance the character and appearance of the conservation area. DES 2.6 states that new developments, alterations or extensions to buildings in conservation areas will be expected to use traditional or other durable materials which preserve or enhance the character and appearance of the conservation area.

a) Block Fronting Coleridge Road

The proposed 3 storey Coleridge Road elevation situated in between no 38 and 44-46 Coleridge Road (H1 – H3) replaces the existing two storey flat roofed office building. It will continue the rhythm, massing and style of the

existing terrace and aligns with the ridge height of the neighbours. The proposed 3 houses are set back to align with those adjacent, providing new private front gardens and private rear gardens with semi basement parking at the rear. It is felt that the new buildings will create a more sympathetic building line and form of enclosure to the road that reflects its residential neighbours. The proposed rear elevations to the terraced houses have a different context which will reflect the more contemporary adjacent mews development.

b) East Mews Block

This block backs onto 48-50 Coleridge Road and in design terms the houses are appropriate. In comparison with the earlier withdrawn scheme, the proposed commercial block has been reduced at the eastern flank by 4.2m from 48-50 Coleridge Road and would therefore improve the outlook from the proposed new houses.

c) West Mews Block

The proposed two storey houses (H4-5) backing onto the rear gardens of the residents at Berkeley Road have private rear gardens which are short (7 metres) but wide. These houses have been specially designed to prevent overlooking. Given that:

- i) The existing factory wall is actually close to the boundary and this new block would be further away
- ii) There is to be retention of a couple of large trees, on the boundary
- iii) This block is only two storeys above ground in height (lower floor is sunk into the ground).

Two car spaces have been removed from the mews, adjacent the entrance, and relocated to be accessed directly from the car park. These will be in the form of a private garage with access via the rear garden to H5 and a drive way space in front of the garage also for use by H5.

The spaces in the mews have been replaced with garden areas that helps to 'green' the mews and screen the commercial accommodation when viewed from the mews, therefore representing a satisfactory environment.

Hornsey CAAC previously commented that 'they have no objection to the courtyard elevation of the individual houses, or to the loss of the existing buildings in Coleridge Road'.

The conservation officer felt that the previous development would not have been sympathetic to the conservation area. It is considered however that the proposed block fronting Coleridge Road and the West Mews Block would not have an adverse affect on the conservation area because (a) it will be a significant improvement to the existing flat roofed two storey building on Coleridge Road and an improvement to the rear aspect of Coleridge Road. (2) The materials used would be sympathetic to the area.

b) Commercial

The proposed three storey commercial accommodation fronting Crouch Hall Road is to replace the existing commercial buildings and it will abut the boundary with H5 and H9. Its is rectangular in shape.

Previously the proposed commercial block was unduly dominant as it was excessive in height and therefore represented overdevelopment of the site. The previous proposal also did not relate satisfactorily to the scale and character of the proposed residential environment of the East mews block. The residents at 8, 6, 10 and 12 Berkeley Road and 71 Crouch Hall Road stated previously in their objection letter that the proposed height and mass of the four storey commercial block would be disproportionate to both the existing buildings and the proposed associated residential development. The conservation officer was also concerned with its overall bulk and scale.

An entire floor area totalling 207sq metres has been removed resulting in the bulk and mass of the commercial block being significantly reduced.

The reduced mass of the commercial accommodation would therefore improve the overall outlook from the proposed new houses and gardens H6 – 9 as the eastern flank has been set further away from 48-50 Coleridge Road. To date of printing this report, there have been no objection letters received from the residents at 8, 6, 10 and 12 Berkeley Road and 71 Crouch Hall Road because the western flank has been set away from the Berkeley Road properties and the building has been reduced in height.

3. Impact on residential properties

Policy DES 1.9 seeks to ensure that the amenities of adjacent occupiers and the area as a whole are not materially harmed and will not approve applications which have unacceptable effects on the amenities of residents.

a) Visual Impact

The proposed commercial block has been reduced in size and mass and would therefore not have an overbearing effect on nos. 8 – 12 Berkeley Road.

b) Loss of privacy and Overlooking

The proposed two storey west mews development backs onto the private rear gardens of no 2-8 Berkeley Road. The first floor bedrooms all face onto the mews courtyard whilst bathrooms have obscured glazed windows to avoid overlooking into the rear gardens of 2-8 Berkeley Road. There is also vegetation screening at the boundary with two mature trees.

4. Car Parking and Access

Policy TSP 7.1 states that applications will be assessed against the parking standards in Appendix C and proposals which do not have regards to these standard will normally be refused.

The vehicular entrance to the residential accommodation is via an existing 'right of way' across the public car park from Crouch Hall Road. The entrance is set below the commercial building and will be gated. A further gated pedestrian access connects the mews to Coleridge Road on the western boundary with houses H1-H3 having access to the mews parking from the private rear gardens.

The proposed mews provides 10 no off street parking spaces, three of these are in private garages serving H1-H3 and a private garage with access via the rear garden to H5 and a drive way space will be in front of the garage also for use by H5. The commercial unit will have an entrance from the car park and will be served by 3 no licensed parking spaces. These parking bays replace the existing restricted parking zone and loaded bay used by the current manufacturing plant.

Hornsey CAAC and the Crime Prevention Officer are concerned with access to the Mews

The transportation and Highways Group however do not object to this application subject to conditions. Their comments is as follows ' Although this site is within a restricted conversion area, the proposed 10 residential car parking spaces are adequate. In addition, this site abuts a public car parking which can also accommodate any overspill parking demand ensuing from this development. It is also considered that the commercial aspect of this development can utilise the existing restricted parking area fronting this development within Crouch Hall Road public car park, to park at least four vehicles. However, there is the need to improve the footway condition on Coleridge Road especially at the stretch fronting this proposed development, where vehicle repairs had taken place over time'.

5. Trees and Landscaping.

Policy DES 1.8 states that the Council will require developments to be appropriately landscaped to provide a suitable and pleasant setting for the proposed development, which integrates well by means of pedestrian and visual links with surrounding landscape features of natural and ecological interest.

At present the application site is dominated by commercial buildings that cover a vast majority of the site. It is therefore exclusively hard surfaced or covered with buildings. Therefore there is very little room for landscaping. A small line of trees on the western boundary will be retained where possible but it is proposed to reinforce this with new planting to provide additional screening.

The six mews houses to the centre of the site all have private rear gardens and the three houses on Coleridge Road will have private front and rear gardens. The garden area will be landscaped and planted and within the mews hard landscaping such as pavers, lighting posts and planting containers are proposed to create an authentic mews environment. The new amended proposal will provide a new garden area with trees and planting. Further planters and wall trellises have been added to the mews to provide landscaping to the mews environment.

The residents of Berkeley Road were previously concerned about the removal of the existing three trees as they would have a detrimental impact on the neighbourhood. The applicants seek to either retain the trees or replace them with an alternative species. In particular the Sycamore and Lime tree. Comments received from the Councils Arboriculturalist suggest that a method statement must be produced indicating the chronology of events with regards to tree protection. This should also include engineering specifications for fence design and a revised site plan showing the tree protection zone.

Section 106 Agreement Issues.

There will need to be an Educational Contribution made due to the number of family units, and also a Highways contribution to upgrading the footpath outside 40 Coleridge Road. (this comprises a mixed area of tarmac and brick setts as part of crossover to former commercial premises on Coleridge Road).

SUMMARY AND CONCLUSION

To conclude the proposal in principle is acceptable i.e. commercial and residential use because the site will still retain some employment use and at the same time provide housing which is much needed within Haringey.

The reduced mass and bulk of the commercial block would not have an adverse effect on the existing residential buildings adjacent to the site and the proposed residential development. It will relate satisfactorily to the scale and character of the proposed residential environment of the East Mews block and not have an adverse affect on the residents at Berkeley Road.

It is considered that the proposal would therefore enhance the character and appearance of the Crouch End Conservation area.

The proposal is therefore in compliance with Policies DES 1.1 Good Design and How Design Will Be Assessed, DES 1.2 Assessment of Design Quality (1) Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2) Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3) Buildings Lines, Layout, Form, Rhythm and Massing, DES 1.9 Privacy and Amenity of Neighbours, DES 1.10 Overdevelopment and DES 2.2 Preservation and Enhancement of Conservation Areas of the Haringey Unitary Development Plans. It is therefore appropriate to recommend that planning permission be granted..

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY/2005/2064, subject to a pre-condition that Acorn Homes (North London) Ltd shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £157,906 as an Educational contribution, £40,000 for highways and £9.895 as recovery costs.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2005/2064

Applicant's drawing Nos. 05-900 PL.02A, 03A, 04A, 05, 06, 07B, 08C, 09C, 10B, 12A, 13A, 14B, 15C, 16D, 17A & 18.

Subject to the following conditions:

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 details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

4. 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.

5. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

6. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

7. 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.

8. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

9. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

10. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

11. The proposed commercial unit on the northern part of the site shall only be used for purposes within Use Class B1 of the 1987 Use Classes Order, (for Business or Light Industry), and for no other purpose.

Reason; To ensure that the premises provide some employment on the site, in recognition of its current use for employment purposes, whilst preventing the use of the premises for warehousing or general industry which would be detrimental to the amenity of neighbouring residential properties.

12. The windows at first floor level in the rear (west-facing) elevation of residential units H4 and H5, and in the west-facing elevation at first and second floor level in residential units H6 to H9 inclusive, shall be glazed with obscured glazing at all times

Reason; In order to prevent loss of privacy to nearby residential properties.

REASONS FOR APPROVAL

The proposal in principle is acceptable i.e. commercial and residential use because the site will still retain some employment use and at the same time provide housing which is much needed within Haringey.

The reduced mass and bulk of the commercial block would not have an adverse effect on the existing residential buildings adjacent to the site and the proposed residential development. It will relate satisfactorily to the scale and character of the proposed residential environment of the East Mews block and not have an adverse affect on the residents at Berkeley Road.

It is considered that the proposal would therefore enhance the character and appearance of the Crouch End Conservation area.

The proposal is therefore in compliance with policies DES 1.1 Good Design and How Design Will Be Assessed, DES 1.2 Assessment of Design Quality (1) Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2) Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3) Buildings Lines, Layout, Form, Rhythm and Massing, DES 1.9 Privacy and Amenity of Neighbours, DES 1.10 Overdevelopment and DES 2.2 Preservation and Enhancement of Conservation Areas of the Haringey Unitary Development Plans. It is therefore appropriate to recommend that planning permission be granted.

RECOMMENDATION 3

That in the event of the Legal Agreement referred to in Recommendation 1 above not being completed by the 6 February 2006, then the planning application shall be refused for the following reason:

1. The proposal fails to make any contribution towards the provision of educational needs within the Borough, pursuant to Policies RIM 1.1 of the Adopted Unitary Development Plan and Policy CW2 of the Revised Draft Unitary Development Plan 2004 and SPG12 Educational Contributions.

RECOMMENDATION 4

In the event that the Planning Application is refused for the reasons set out in resolution (3) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) there has not been any material change in circumstances in the relevant planning considerations, and
- (ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
- (iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.