

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2065

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, & 19.

Address: 40 Coleridge Road N8

Proposal: Conservation Area Consent for the demolition of existing building and redevelopment of the site including erection of 9 terraced houses comprising 3 x three storey houses in Coleridge Road, 4 x three storey houses and 2 x two 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

PLANNING DESIGNATIONS

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

Officer contact: Valerie Okeiyi

RECOMMENDATION

Grant Conservation Area Consent subject to conditions .

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/2005/1542 ;Conservation Area Consent for the demolition of existing building and redevelopment of the site including erection of 9 terraced houses comprising 3 x three storey houses in Coleridge Road, 4 x three storey houses and 2 x two 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.; Withdrawn

DETAILS OF PROPOSAL

Conservation Area Consent for the demolition of existing building and redevelopment of the site including erection of 9 terraced houses comprising 3 x three storey houses in Coleridge Road, 4 x three storey houses and 2 x two 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.

CONSULTATION

Ward Councillors
Hornsey CAAC
Conservation Team

RESPONSES

Hornsey CAAC – 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’.

One letter raising no objection has been received.

RELEVANT PLANNING POLICY

DES 2.4 demolition Partial demolition and Changes to the Appearance of Buildings in Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

A vast majority of the site is currently occupied by commercial buildings of which have no architectural merit and does not contribute towards the character and appearance of the conservation area.

Policy DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Area states that 'Conservation Area Consent for full or substantial demolition will not be granted in advance of detailed acceptable proposals for the replacement development for which full planning permission has been granted and consent will be conditioned, where appropriate, so as to tie demolition to implementation for a full scheme for development.'

The Council considers that it will appropriate to demolish the buildings and replace it with a mixed used development that would contribute to the surrounding environment. Therefore it is felt that clause 2 (as above) of policy DES 2.4 'Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Area' has been complied with.

SUMMARY AND CONCLUSION

In conclusion, the proposal for Conservation Area Consent is thought to be acceptable in accordance with the planning application reference number HGY/2005/2064.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2005/2065

Applicant's drawing Nos. 05-900.02A, 03A, 04A, 05, 06, 07B, 08C, 09C, 10B, 12A, 13A, 14B, 15C, 16D, 17A & 18.

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 under planning permission reference HGY/2005/2064) has been made and planning permission granted for the redevelopment for which the contract provides.

Reason: In order to protect the appearance of the conservation area.

