

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/1543

Ward: Tottenham Green

Date received: 16/08/2005

Last amended date: N/A

Drawing number of plans: PP/01, 02, 03, 04, 05, 06, 07, 08B, 09B, 10B, 11B, 12B, 13B, 14B, 15A, 16A, 17B, 18B, 19B, 20B, 21, 22 & 23A.

Address: Land at Winns Mews N15

Proposal: Demolition of existing buildings and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x three bed mews style houses. Provision of refuse and bicycle storage.

Existing Use: Car Repair/Garage

Proposed Use: Residential

Applicant: Mr John O'Brien, Executive Homes

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Conservation Area
Area of Community Regeneration

Officer Contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The proposal site consists of a 2 storey factory/workshop building situated between the rear gardens of residential and commercial properties on Grove Park Road and Beaconsfield Road and it is to the rear of West Green Road. The proposal site is in Clyde Circus Conservation area and is not within a defined employment area. The property is currently vacant and has been so for sometime.

PLANNING HISTORY

22.12.04 - Conversion of property to form 3 x 2 and 1 x 1 bed Mews houses.
Consent granted.

DETAILS OF PROPOSAL

The scheme involves the demolition of existing vacant previously car repair garage and storage and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses. Provision of refuse and bicycle storage.

CONSULTATION

Internal

Transportation Group
Borough Arboriculturalist
Building Control
Conservation Team
Ward Councillors

External

West Green Residents Association

Local Residents

2a, 2-10, 1a, 1b, 1c, 1d, 3, 5 Grove Park road
78-102 West Green Road
2-22 Beaconsfield Road
1st floor flats 78-102 West Green Road

RESPONSES

Conservation Officer's comments

The proposed site is a backland site between the rear gardens to houses on Grove Park and Beaconsfield Road.

The existing buildings are of no particular architectural integrity or importance and its prevalent features and layout do not enhance the character of the conservation area. Due to a lack of use and maintenance these buildings have deteriorated. In its present state they detract from the character of the conservation area

In line with this context the houses would need to be low-lying, unobtrusive with elevations that overlook these rear gardens giving a sense of continuity of gardens (this can be achieved by 'greening' the building elevations). The proposal is **acceptable** as it is low lying, unobtrusive and of similar scale to the existing building on the site.

Enfield & Haringey Fire Safety Office raised no objection to the scheme.

No other observations received.

RELEVANT PLANNING POLICY

The following central government advice is considered pertinent to this case.

Planning Policy Guidance Note 3: Housing.

This PPG provides guidance on a range of issues relating to the provision of housing. In particular it encourages bringing empty homes back into use and converting existing buildings, in preference to the development of Greenfield sites;

Paragraph 22 encourages local authorities to maximise the re-use of previously-developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of Greenfield land being taken for development.

The London Plan

The London Plan is meant to form the emerging Spatial Development Strategy for Greater London. Issued in the first place by the Greater London Authority, the Plan contains key policies covering housing, transport, design and sustainability in the capital. The Plan replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London.

The Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year).

LOCAL POLICY:

HSG 1.1: 'Strategic Housing Targets'

Sets out the strategic housing targets for the Borough.

HSG 2.2: 'Residential Densities'

This policy deals with density requirement.

DES 1.1: 'Good Design and how design will be assessed'

The policy seek to ensure that new development relate satisfactorily to the scale and character of adjoining townscape.

HSG 1.3 'Change of Use to Residential'

This policy provides that permission for a change of use to residential will normally be permitted provided:

- that the accommodations will result in fully acceptable living conditions
- the surrounding environment is appropriate to the form of residential accommodation being provided.

The policy also provides that where the building which use is to be change would have had B1, B2 or B8 use, permission will be granted if:

- the site does not lie within a Define Employment Area
- there would be no serious impact on the local environment
- the land or buildings are no longer considered suitable on economical, environmental, amenity or transport grounds for continued employment and
- there would be no loss of urban space.

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

Proposals to demolish whole or substantial parts of buildings or for planning permission to change appearance of, or remove parts of buildings or other structures in conservation area will normally be considered in relation to the criteria provided in this policy and will not normally be agreed where the building or part of building positively contributes to the character or appearance of the building, conservation area or setting.

DES 2.2: Preservation and Enhancement of Conservation Areas

The Council will seek to preserve and enhance the character and appearance of conservation areas and will normally refuse proposals within adjacent to, or affecting a conservation area detrimental to the appearance, character or setting of the local area.

HSG 2.3 'Backland Housing'.

Under this policy, there should be no significant loss of privacy from overlooking, loss of trees, increased in noise and disturbance and development should be limited to one or two storey dwellings.

DES 1.4: 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'

- This policy seeks to minimise the detrimental effect of development proposal by providing that new building should follow the front and rear building lines of adjacent properties and
- It also provides that the form, Rhythm and massing of the building should reflect important features in the surrounding buildings.

DES 1.9 'Privacy and Amenity of Neighbours'

This policy seeks to protect the reasonable amenity of neighbours.

OP 1.6 'Tree Protection, Tree Masses and Spines'

Under this policy, the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character.

TSP 7.1: 'Parking for Development'

This policy deals with parking requirement.

RIM 1.7: 'Designing Out Crime'

To ensure new development conforms to designing out crime principles

EMP 1.1 'Employment Protection'

This policy provides that land or buildings in employment generating use, for which there is clear demand, will be retained in that use.

Emerging Unitary Development Plan.

Policy HSG2 'Change of Use to Residential' of the emerging Plan provides that change of use to housing will be considered provided:

- the building does not fall within a defined employment area
- it does not involve the loss of protected open space, not in a primary or secondary shopping frontage and
- the building can provide satisfactory living conditions

UD3 Quality Design. Under this policy, development proposal will be expected to be of high design quality. It should address issues such as urban grain building lines height and scale, form, rhythm and massing.

CSV3 Protection from Demolition

This policy confirms that the Council will protect Haringey's building within Conservation Areas by refusing application for their demolition if it will have an adverse impact on the historic character and appearance of the conservation area.

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is considered that the main planning issues are:

- i) the principle of residential use on the site
- ii) impact of the development on the character and appearance of Clyde Circus Conservation Area
- iii) loss of employment
- iv) density
- v) size, bulk and design
- vi) privacy and overlooking
- vii) Sustainability
- viii) parking and access,
- ix) waste disposal and
- x) effect upon trees
- xi) soil contamination
- xii) Section 106 Agreement

Each of these issues are discussed below:

1. Principle residential use on the site

Guidance from central government and the London Plan set housing targets for Local Authorities. RPG3 sets minimum net additional dwelling targets for Haringey of 6700 units for the period 1992 – 2006. The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year), with the exception of the recent target in the London Plan, which the Council is challenging. These targets are generally reflected in Unitary Development Plan policy HSG 1.1: Strategic Housing Target. This development will contribute toward the Council meeting its target.

The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of this development are increasingly limited as the available

sites decrease. Policy DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing; recognises this pressure and seeks to ensure an appropriate level of development for these sites which ensures that existing amenity is not harmed. The proposed demolition and erection of dwellinghouse at Winns Mews conforms to the existing residential use of this part of the borough.

2. Impact of the development on the character and appearance of Clyde Circus Conservation Area

The scheme proposes two storey buildings on the site. This it is considered, is in keeping with the scale and height of the existing buildings along Beaconsfield and Grove Park Road. The existing buildings on site is of no architectural merits, it is considered that they detract from the character and appearance of Clyde Circus conservation area by reason of being obtrusive when view from the rear garden of properties along Grove Park Road and Beaconsfield Road. The proposed scheme would therefore it is considered repair and enhance the character of the local area.

3. Loss of Employment

The proposed development would be appropriate. Currently the site is vacant. The prospect of the buildings being use for intensive employment generating uses is feasibly remote. The site is not within a designated Defined Employment Area. It is therefore considered that the proposal in general terms would not cause any harm to the amenity of the neighbourhood.

4. Density

Residential Densities policy sets out the density range for the borough. PPG3 recommends that more efficient use is made of land by maximising use of previously developed land. It recommends that Local Authorities “*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*” This advice supersedes the housing density policy in the Unitary Development Plan. The London Plan also sets higher densities for development in urban areas. The Plan recommends a density range of 300 - 450 habitable rooms per hectare for flatted developments in urban areas. The adopted Unitary Development Plan sets a density range of 175 – 250 habitable rooms per hectare, with a maximum of 210 habitable rooms per hectare for predominately family housing. The emerging Plan however proposes a density range of 300 - 400 habitable rooms per hectare.

Applying the method of calculation set out in Supplementary Planning Guidance Note 'Residential Densities' this scheme has a density of 284 habitable rooms per hectare. This is above the adopted Unitary Development Plan density range but is within the density proposed in the emerging Plan. The local area has access to numerous bus links and Seven Sister's Underground station is nearby.

It is considered that the proposal is appropriate because it meets all the other requirements provided under the backland housing policy. For instance, the proposal proposes two storey, there is no reduction in the amount of amenity space enjoyed by surrounding existing residents.

5. Size, Bulk and Design

The proposed demolition and erection of dwellinghouses and the application site would not detract from the amenity being enjoyed by the surrounding occupiers. The design is considered appropriate and complementary to the locality. It is also considered that it reflects and meets the requirements provided in the Backland development policy (HSG 2.3) as it is two storey.

6. Privacy and Overlooking

The site is screened by large trees and the scheme proposes the removal of some of the existing tree in order to plant new ones to screen views at boundary. It is considered that the windows on the front and rear and side elevations would not cause adverse overlooking problems. Furthermore there will be no significant effect on sunlight and daylight reaching the existing properties along Grove Park Road and Beaconsfield as a result of this development. So far as backland development is concerned again as mentioned above, it is considered that the proposed development would not cause any significant harm.

7. Sustainability

The scheme has some element of sustainability. The applicant proposes to use wherever feasible all reclaimed materials. The proximity to Seven Sisters Underground Station and the fact that there is numerous public transport bus link has made the applicant to design a scheme which is car free. This combined with the provision of secure cycle storage creates an opportunity for alternative form of sustainable transport to the car for future occupiers of the development.

8. Parking and access

The scheme proposes no car parking spaces. Instead it proposes 6 no. Cycle racks. Access would be along Winns Mews. Enfield and Haringey Fire Safety Office raised no objection on condition that unit 6 now appearing on the plan as unit 5 after the applicant amended the scheme to comprised only of 5 units would be a single family dwelling. Transportation Group have raised no concern about the scheme as such it is considered that the scheme would not cause any unacceptable harm.

9. Waste disposal

It is considered that the two bin stores provided and located adjacent to the cycle racks is sufficient for the proposed development.

10. Effect of development of trees

The applicant has submitted arboricultural report for proposed development. In its findings, the report provides that the majority of the site is covered by buildings, hardstanding or compacted ground where cars have been stored. The proposed work to be carried will involve the removal of some trees and new planting scheme with suitable species within the landscaping. The report also makes recommendations. This includes;

- Location of contractors parking, facilities and material storage area
- Tree protection fencing
- Installation of tree protection fencing
- Felling of trees and remedial tree surgery works and
- Landscaping.

It is considered therefore that with all precaution as highlighted in the report, and a probable site visit with Council Tree Officer, the effect of the development on the trees would be minimal if any.

11. Contamination

In order to ascertain the status of the site with regards to contamination, a condition has been attached to this report requiring detail submission on site investigation, potential land contamination, risk estimation and any remedial work necessary.

12. Section 106 Contribution

The scheme is subject to a legal agreement, the main elements are:

Educational Contribution

Accordingly, it is recommended that the applicant enters into an Agreement or Agreements with the Council in order to secure £ 53,000 educational contribution because of the expected child yield from the development an environmental improvement of the immediate locality and administrative/recovery cost. This figure is based on the guidance (formula) set out in Supplementary Planning Guidance SPG 8a (SPG 8a)

Environmental Contribution

As part of S106, this report recommends that a financial contribution of £ 15,000 is required from this development through a legal agreement in order to secure contributions towards the improvement of the immediate locality.

Administrative/Recovery cost

As part of S106, there should be an administrative/recovery cost of £ 3,400.

SUMMARY AND CONCLUSION

The scheme proposes the demolition of existing building and erection of 1 x 2 storey 3 bedroom house and 1 x 2 storey block comprising 4 x 3 bed mews style houses. Provision of refuse and cycle storage facilities.

It is considered that the proposed development is appropriate in this location as it conforms to the existing residential use of this part of the borough. The site is currently vacant and the prospect of the existing buildings being use for intensive employment generating uses is feasible remote.

It is also further considered that the proposed two storey is in keeping with the scale and height of the existing buildings along Beaconsfield and Grove Park Road. With the existing building on site having no architectural merits, it detracts from the character and appearance of Clyde Circus conservation area.

The residential density of the proposed development works out at 284 habitable rooms per hectare. This is above the adopted UDP range but within the density proposed in the emerging UDP. It is considered that the proposal meets all the other requirement of backland housing policy since it is two storey and not reducing the amount of amenity space being enjoyed by the surrounding existing residents on Beaconsfield and Grove Park Road.

The site is screened by large trees and the new scheme involves the planting of new trees as such it is considered that the proposal would not cause adverse overlooking. Besides it is to comprise of two storey reflecting the height of the buildings along Beaconsfield and Grove Park Road.

The access would be from Winns Mews. The scheme proposes no parking spaces as it is car free. Instead it provides for cycle racks and this is located in the courtyard.

The arboricultural report provided by the applicant carried out by Marishal Thompson & Co gives recommendations on how the work on the site should be carried. It is considered that the proposed development would with all the necessary precaution highlighted in the report not cause harm to the existing trees.

RECOMMENDATION 1

- (1) That planning permission be granted in accordance with planning application reference number HGY/2005/1543 subject to a pre-condition that Mr John O'Brien shall first have entered into an Agreement 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: of £53,000 as educational contribution, £15,000 for environmental improvement and £3,400.00 as recovery cost/administration.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2005/1543

Applicant's drawing Nos. PP/01, 02, 03, 04, 05, 06, 07, 08B, 09B, 10B, 11B, 12B, 13B,14B, 15A,16A, 17B, 18B, 19B, 20B, 21, 22 & 23A.

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 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 description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest 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. 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.

6. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

7. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood

8. 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.

9. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

10. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Development Order 1988, no extensions falling within Class A shall be carried out without the submission of a particular planning application to the Local Planning authority for its determination.

Reason: In order to avoid overdevelopment of the site.

11. That a detailed scheme for the provision of refuse, waste storage and recycling 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.

12. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in a), through improvements to building energy efficiency standards.
Calculation of the resulting carbon savings.

c) The strategy must examine the potential use of CHP to supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.

d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after b. and c. are accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

It is considered that the existing buildings are of no particular architectural merit and that it detract from the character and appearance of Clyde Circus conservation Area. The proposed development reflects the provision of Backland policy by being two storey, it also reflects the provision of policies for conservation areas as it is considered it would reinstate the character and appearance that is lacking in this part of Clyde Circus and would not be unacceptably detrimental to the amenity of the residential properties along Beaconsfield and Grove Park Road. The proposal therefore is in compliance with policies DES 2.4 'Demolition Partial Demolition and Changes to Appearance of Buildings in Conservation Areas', DES 2.2 'Preservation and Enhancement of Conservation Areas', HSG 2.3 'Backland Housing', DES 1.9 'Privacy and Amenity of Neighbours' and DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing of the Haringey adopted Unitary Development Plan and CSV3 'Protection from Demolition' of the emerging Unitary Development Plan.