

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Ref: PRE/2015/0057

Site Address: Beacon Lodge, 35 Eastern Road, London N2

Ward: Fortis Green

Description of Development:

Part demolition and part retention and extension of existing building and change of use from C2 to C3 to create 3 dwellings, together with the construction of 6 flats in a 3-storey (plus basement) building, and a detached dwelling to the rear (10 residential units total).

Applicant: SAS Investments

Agent: Savills

Ownership: Private

Case Officer: Adam Flynn

2. BACKGROUND

2.1 The proposed development is being reported to Planning Sub Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination. It is anticipated that the proposal will be presented to the Planning Committee later in the year.

3. SITE AND SURROUNDS

3.1 The property at 35 Eastern Road is located on the western side of Eastern Road and comprises a part three-storey and part two-storey residential building. The original building has been extended in the past, and was used as a care home. There is a single storey residential building to the rear of the site, adjoin a parking area in Western Road to the west. The site sits within a residential area, and is surrounded by a mixture of residential property types.

3.2 The building falls within the Fortis Green Conservation Area, but it is not statutorily or locally listed.

3.3 The site comprises one building which is currently vacant but was previously in Class C2 use as a home for destitute mothers, and was run by the Beacon Lodge Charitable Trust. The Council funding for the charity was stopped and the charity wound up its services as a result.

3.4 The site was vacated due to being surplus to requirements and the applicant has agreed terms to buy the site from the previous owners. Since the charity vacated the building, the site has been occupied by live-in guardians solely to ensure the ongoing security of the site.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal is for the redevelopment of the site that would consist of 10 new residential units consisting of both flatted development and family houses see description of development above for full details.

5. PLANNING HISTORY

- 5.1 There is no recent planning history for the site relevant to this pre-application.

6. CONSULTATION

6.1 *Internal/external consultation:*

- 6.2 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. There has been no external consultation as yet as the planning application has not yet been submitted.

- 6.3 The applicant has been advised that the requirements of the National Planning Policy Framework (NPPF) and the Council's Statement of Community Involvement (SCI) (2011), which sets out the requirement of the developer engaging with and consulting the local community in planning and development issues. As outlined in the NPPF and the Council's SCI applicants of major schemes are advised to undertake early community involvement before submitting an application to the Council. The developers have undertaken initial consultation and discussions with the local community to obtain their views on this pre-application proposal, which the developer's state has been met with broad support. Members will have the opportunity to ask the developers further questions about the consultation exercise.

6.4 Development Management Forum

- 6.5 The proposal may be presented to a Development Management Forum in the very near future.

6.6 Quality Review Panel

- 6.7 The proposal was presented to a Quality Review Panel on 20 May 2015. The feedback will be tabled for Members on the evening of planning sub-committee on 1st June 2015.

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by the proposed development are:

1. *Principle of the development* – The principle of the redevelopment of the site for residential purposes is considered to be broadly acceptable, subject to the suitable justification of the loss of any 'existing use' of the site.
2. *Design and appearance* – To preserve and enhance, and not cause harm to, the conservation area, the proposed development has to be an appropriately scaled building of high architectural quality. Officers consider that the concept and principle of the proposal is acceptable in this Conservation Area setting, and the

modern detailing proposed is welcomed. However, details of the proposed detailing and bricks would be required.

3. *Impact on the conservation area* – The site is located within the Fortis Green Conservation Area. Any development should be designed to preserve and enhance the character and appearance of the conservation area and not to cause harm.
4. *Affordable housing* – Local Plan Policy SP2 requires developments of more than 10 units to contribute to the Borough’s target of 50% of affordable housing contributions to the Borough’s affordable housing stock. However, subject to viability any proposed scheme providing less than 50% affordable housing must submit a viability report for assessment.
5. *Housing mix* – The proposed mix of units is considered to be acceptable, with a good proportion of family-sized units.
6. *Impact on residential amenity* – Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Eastern Road (including any impacts from car parking adjacent to number 27). Any further submission should include an annotated site plan showing the distance between the proposal and the garden areas and dwellings on the neighbouring sites.
7. *Quality of accommodation* – London Plan policy 3.5 and Local Plan policy SP2 require high quality development to meet the standards of the Mayor’s Housing SPG. From the plans provided, it appears that the proposed units would be of a good size and layout, with good sized rooms and access to amenity space.
8. *Parking and highway safety* – The proposal consists of 10 residential units (3 family sized units, 6 duplex apartments and 1 detached family house). This site is located in an area that has a medium public transport accessibility level of 3 and is within reasonable walking distance East Finchley underground station. Whilst prospective residents are likely to use sustainable modes of transport for a number of their journeys to and from the site, the large family sized units are likely to have a need for the use of a private vehicle. It has been noted that the scheme includes one parking space for each of the units. Given that the surrounding area suffers from parking stress, it is considered that the relatively high parking ratio is justified in this case. The proposal includes secure cycle storage, which is welcome.
9. *Accessibility* – All units would comply with the relevant standards and 10% of the number of residential units would be wheelchair accessible.
10. *Sustainability* – The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations. This would be expected to be outlined in an Energy Strategy to be submitted with any application.
11. *Trees* – The site is covered by a number of TPOs, and an Arboricultural Impact Assessment has been submitted, which justifies the removal of some of the trees on the site due to their poor quality. The applicant has stated that 4 trees are to be removed, but it is unclear which trees these are, and if they are justified in the tree report. Given the site’s TPOs and location within a Conservation Area, sound justification for the removal of any trees would be required with any application.

7.2 These matters are to be assessed prior to the application being considered at Committee.

Site Location Plan



Site Plan



Proposed Ground Floor Plan



Existing Front Elevation



Proposed Front Elevation

