

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/0594

Ward: Seven Sisters

Date received: 11/03/2008

Last amended date:

Drawing number of plans 7117/02, 03, 100, 101a, 102a, 103a, 104a, 105a, 106a, 107a

Address: 16-52 High Road N15 6LS

Proposal: Conservation Area Consent for demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level.

Existing Use: Light industrial **Proposed Use:** Mixed use

Applicant: Sumal & Sons Properties Ltd & Tate Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 25/03/2008
Conservation Area
Road Network: C Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT CONSENT

SITE AND SURROUNDINGS

The proposal site consist of 2 individual building currently part used as a garage and workshop. It sits on the southern end of a block that front the High Road between Norfolk and Rostrevor Avenues. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining road are residential in nature consisting of 2 storey terraced houses many of which have been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This is and acceptable feature within the South Tottenham area.

On the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site is the very prominent church of St Ignatius also the primary school of the same name.

The site is situated within the designated South Tottenham High Road Conservation Area and has also been designated as an Area of Community Regeneration – Haringey East.

The site is not within and area of archaeological importance or an area subject to flooding. The eastern side of the High Road is on the higher section of the main road – the road falls way westward and northward toward St Ann's Road.

PLANNING HISTORY

Planning permission previously refused for demolition and redevelopment of the site.

DETAILS OF PROPOSAL

The current proposal seeks Conservation Area Consent for the demolition of existing garages and erection of a 3 storey building comprising 4 x one bed, 4 x two bed and 1 x three bed self contained flats with offices on the first floor and commercial units at ground floor level and parking in basement.

CONSULTATION

Conservation Advert 18/04/2008
Conservation Officer
Ward Councillors

RESPONSES

Conservation Officer – no objection to the proposed demolition.

RELEVANT PLANNING POLICY

CSV1
CSV5
CSV7

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed demolition should be viewed in conjunction with the full application HGY2008/0594.

SUMMARY AND CONCLUSION

The buildings are of no architectural interest and does not contribute positively to the street scene and as such their demolition will be of no loss.

It would therefore be appropriate to recommend that consent be granted for demolition.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0594

Applicant's drawing No. (s) 7117/02, 03, 100, 101, 102, 103, 104, 105, 106, 107

Subject to the following condition(s)

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 design and re-development of the site accords with policies HSG2 Change of use to residential, EMP4 Non Employment Generating Uses, UD3 Quality Design, UD6 Waste Storage, HSG 8 'Density Standards' of Haringey Unitary Development Plan.

