

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS
No

Item

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2008/0500

Ward: Fortis Green

Date received: 27/02/2008

Last amended date:

Drawing number of plans: PL.08.689.01 - 11 incl., 15 - 20 incl.

Address: 150 Fortis Green N10 3PA

Proposal: Conservation Area Consent for demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (AMENDED SCHEME).

Existing Use: Clinic

Proposed Use: Clinic/residential

Applicant: ATH Alpha Ltd

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 06/03/2008 Conservation Area
Road Network: C Road

Officer contact: Tara Jane Fisher

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located on Fortis Green, which is situated off Fortis Green Road. The site is located on the road that lies between East Finchley and Muswell Hill. Part of the site lies on Spring Lane, the site is also situated in the Muswell Hill Conservation Area. Presently the site is a two-storey detached redundant Health Clinic built in the early 70's. Adjacent to the site is Twyford Court a residential block comprising of three-storeys plus mansard roof. Opposite the site are more residential buildings named 'The Gables' that comprises of three-storeys. To the rear of the site is Firemans cottages that are single family dwelling houses comprising of three-storeys.

PLANNING HISTORY

Plannin g	HGY/2007/2277	REF	22-01-08	150 Fortis Green London	Conservation Area Consent for demolition of existing building and erection of a part 4 / part 5 storey building comprising clinic at
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ground floor level, 6 x three bed and 3 x two bed flats with 10 parking spaces, bicycle store, refuse and private amenity space.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2007/2278	REF	22-01-08	150 Fortis Green Hornsey London	Demolition of existing building and erection of a part four / part five storey building comprising of clinic at ground floor level, 6 x 3 bed and 3 x 2 bed flats with ten parking spaces, bicycle store, refuse and private amenity space.

DETAILS OF PROPOSAL

The proposal is for Conservation Area Consent for the demolition of the existing two-storey clinic and the erection of a four story building comprising of one clinic at ground floor level and 9 residential units above.

CONSULTATION

Muswell Hill CAAC
Muswell Hill & Fortis Green Residents Association
Conservation Officer – Katie Burnett

RESPONSES

Katie Burnett – No objection to the demolition of the existing clinic as it has no historical or architectural interest.

RELEVANT PLANNING POLICY

CSV7 Demolition in Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for Conservation Area Consent for the demolition of existing clinic and the erection of a four storey block comprising of one clinic and 9 residential units above. In principle there is no objection to the demolition of the existing two-storey building on the site as it has no historical or architectural interest.

An application at this site for Conservation Area consent was previously refused on the grounds that a suitable replacement had not be found or agreed upon. Subsequently an amended scheme has been applied for under full planning permission which carries an approval recommendation. Therefore there are no grounds to refuse the demolition.

SUMMARY AND CONCLUSION

To conclude, the proposal for Conservation Area consent is acceptable. The existing building has no architectural merit or interest therefore the demolition of the existing building with the proposed replacement of a four-storey block will not be detrimental to the character and appearance of the Muswell Hill Conservation Area compliant with Policy CSV7 Demolition in Conservation Areas of the Haringey Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0500

Applicant's drawing No.(s) PL.08.689.01 - 11 incl., 15 - 20 incl.

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 under planning permission reference HGY/2008/0499) 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.