

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/0718

Ward: Fortis Green

Date received: 31/03/2008

Last amended date:

Drawing number of plans: 51-1099-200, 201, 202, 204; 7534/T/01-02, 02-02; 51-1099-J-201, 202; 51-1099-F-203, 204, 205; 51-1099-BIN-201; 51-1099-CYC-201

Address: Former Lynx Depot Coppetts Road N10 1JP

Proposal: Amendment to approved scheme HGY/2004/1943 proposing replan for 18 dwellings (Blocks F, E, H and J), parking, access and associated landscaping.

Existing Use; Residential (Authorised)

Proposed Use; Residential

Applicant: George Wimpey North Thames

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 07/04/200
8Road Network: B Road
Tree Preservation Order
Contaminated Land
Contaminated Land

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site lies on the west side of Coppetts Road in the extreme northwest corner of the Borough. There are allotments across the road to the east. One of the entrances to St. Pancras and Islington Cemetery lies immediately to the north in the London Borough of Barnet. The Muswell Hill Playing Fields adjoin the application site to the Southwest and there is an existing residential development, a sports pavilion and educational facility to the south. The cemetery, allotments and playing fields are all designated as Metropolitan Open Land. The northern end of the site is very close to the North Circular Road. The former Lynx Depot site is slightly over 1.73 hectares in area.

In 2004 planning permission for the demolition of the existing buildings on the site and the construction of a new residential development comprising 128 residential units was granted. As part of this approved scheme an area (0.9 acres) of the former depot site was to be retained for employment purposes.

PLANNING HISTORY

HGY/2003/1874 - Demolition of existing building and erection of 113 Units residential units with associated landscaping and car-parking. WITHDRAWN January 2004

HGY/2004/1943 - Demolition of existing buildings and the erection of 128 residential units with associated car parking and landscaping and with retention of land for employment purpose amended plans) GRANTED 06/12/04, Subject to Legal Agreement. Under construction.

DETAILS OF PROPOSAL

The current application proposes an amendment to the approved scheme HGY/2004/1943 proposing a replan for 18 dwellings (Blocks F, E, H and J) along with the parking, access and associated landscaping area around these dwellings. The proposed changes to the approved scheme would result in a reduction in the total number of residential units on the site by two.

The part of the approved scheme that it proposed to alter is located in the north eastern corner of the site. The rest of the development will be constructed as per the approved 2004 scheme.

CONSULTATION

18/04/2008

Ward Councillors

Conservation Team

Transportation Team

Building Control

Legal Services

Cleansing

Design

Policy

Council Arboriculturalist

London Borough of Barnet

London Fire Brigade

Met Police

133 – 141 (o) Coppetts Road, N10

Crouch End Vampires Football Club, Coppetts Road, N10

1 – 10 (c) Strawberry Terrace, Coppetts Road, N10

Greenfield School, Coppetts Road, N10

RESPONSES

1 response letter from a local resident was received neither objecting nor supporting the application:

“The original plans included trees between the houses on the boundary of the Metropolitan Open Land. The new plans do not show any of those trees. This is a very green area and the addition of the trees was an important part of the original plans. The two houses (KK) that face toward the football pavilion on the south east boundary and towards the existing houses at 135 – 141 Coppetts Road also had trees between them and the employment area and the existing neighbours and this gave privacy to them and the existing houses 135 – 141. These trees were put into the original approved plan following discussions by the applicants with the existing residents. The trees should be reinstated. The original approval by the Council included specific reference to the trees. The look without trees will be concrete, it will reduce privacy to neighbouring houses and users of the MOL who include sports players, walkers and families picnicking. A total of 46 new tree plantings are missing from the amended plan from these boundaries alone. I write also in my capacity as Chair of the Friends of Muswell Hill playing fields that the site adjoins and is the Metropolitan Open Land referred to”.

RELEVANT PLANNING POLICY

Central Government Guidance

Planning Policy Guidance 1 ‘Delivering Sustainable Development’

Haringey Council Unitary Development Plan 2006

UD2 'Sustainable Design and Construction'
UD3 'General Principles'
UD4 'Quality Design'
UD7 'Waste Storage'
UD8 'Planning Obligations'

ENV3 'Water Conservation'
ENV9 'Mitigating Climate Change: Energy Efficiency'
ENV10 'Mitigating Climate Change: Renewable Energy'

M3 'New Development Location and Accessibility'
M4 'Pedestrians and Cyclists'
M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes'
M10 'Parking for Development'

Supplementary Planning Guidance

SPG 1a 'Design Guidance and Design Statements'
SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application proposes minor changes to the 2004 approved scheme and as such the main issues that need to be considered are:

- Changes in building design and layout
- Changes to road layout
- Section 106 matters
- Landscaping issues
- Details conditions of approved scheme

Changes to Building Design

The amended scheme proposes changes to the design of blocks F, E and H of the approved scheme. These buildings that it is proposed to alter would be situated in the north-western corner of the site and the rest of the scheme approved in 2004 would remain the same. The proposed changes would result in the total number of units proposed for the whole development being reduced from 128 to 126.

The buildings that make up these blocks would be re-arranged from a curved terrace of 3 and 4 storey buildings containing 18 residential units as per the 2004 scheme into two 4 storey semi-detached blocks of flats containing 16 two bedroom flats.

The proposed changes would not detract from the design of the new development and are considered consistent with policies UD3 'General Principles' and UD4 'Quality Design'.

Changes to Road Layout

The proposed changes to the road layout are considered to be minor changes that would not give rise to any planning issues. The 'Y' shaped turning head that was originally proposed in the north-west corner of the site will be replaced with a 'forward / side' turning head.

Section 106 Matters

As the current application proposes only minor changes to the approved scheme additional Section 106 contributions are not considered necessary.

Section 106 contributions of £500,000 for environmental improvements have already been received.

A contribution to highways improvements of £50,000 was also required along with the setting aside of part of the development site for future employment use.

An education contribution of £264,081 is due on occupation of the first units.

The original application was approved subject to a Section 106 agreement requiring 40% of the habitable rooms of the 128 residential units on the site being affordable housing. A deed of variation to the original section 106 will need to be completed to ensure the outstanding obligations detailed in the approved scheme are met.

Landscaping Issues

One letter from a local resident commenting on the application has been received with concerns being raised about landscaping. Specifically there is concern that trees that were detailed in the original scheme for plot No.s 1 and 2 which are the closest plots of the development to the neighbouring properties at 135 – 141 Coppetts Road are not detailed on the current plans. The reason why all the proposed trees are not shown on the current drawings, is that the current application only relates to 4 of the blocks on the site, which are in the north-western corner of the site, furthest away from No.s 135 – 141 Coppetts Road. The Council is currently processing a details application relating to soft landscaping (HGY/2008/0624) and this application includes detailed landscaping plans including all the tree planting proposals in the original scheme. It is considered that this landscaping issue can be addressed in the processing of this details application.

Details Conditions

Details applications relating to conditions 4, 5, 7, 8, 9, 12, 13, 14, 15 and 16 of the approved scheme are currently being processed by the Council. It is recommended that an informative is attached to the permission clarifying that as the current application is an amendment to an approved scheme the conditions of the original application HGY/2004/1943 still need to be adhered to.

SUMMARY AND CONCLUSION

Planning permission for residential re-development of the site was approved in 2004 and the current application proposes only minor amendments to this approved scheme. The proposed amendments would not give rise to any new planning issues. The Section 106 contributions that were agreed with the granting of the original permission (HGY/2004/1943) will apply to the amended scheme including the provision that 40% of the developments habitable rooms are to be affordable housing units. The proposed amendments to the approved scheme are considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', M10 'Parking for Development', SPG 1a 'Design Guidance and Design Statements' and SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.

RECOMMENDATION

(1) That planning permission be granted in accordance with planning application reference number HGY/2008/0718 subject to a pre-condition that George Wimpy North Thames shall have first entered into an Agreement 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 the following benefits:

- 40% of habitable rooms as affordable housing as indicated on Drawing No:51-1099-001
- £500,000 towards Environmental Improvements
- £50,000 towards Highway Improvements
- Provision of employment land as shown on Drawing No: 51-1099-001
- Provision of a sum of £264,081 towards education.
- Provision of a sum towards recovery costs.

(2) That the agreements referred to in resolution (1) above are to be completed no later than 27th June 2008 or within such extended time as the Council's Assistant Director (Planning ,Environmental Policy and Development) shall in his /her sole discretion allow.

(3) and that following completion of the agreements referred to in resolution (1) and within the time period for in resolution (2) above, planning permission be granted in accordance with planning application HGY/2008/0718 and applicants drawings: 51-1099-200, 201, 202, 204; 7534/T/01-02, 02-02; 51-1099-J-201, 202; 51-1099-F-203, 204, 205; 51-1099-BIN-201; 51-1099-CYC-201.

(4) and that, in the absence of the agreements referred to in resolution (1) above being completed within the time period provided for in resolution (2), above the planning application reference number HGY/2008/0718 be refused for the following reasons:

That the proposals fails to provide the affordable housing and education provision in accordance with requirements set out in Supplementary Planning Guidance 10a 'Planning Obligations', 10b 'Affordable Housing' and 10c 'Education needs generated by Housing Developments' attached to the Haringey Council Unitary Development Plan 2006.

The proposals do not make provision for employment generating land contrary to Unitary Development Plan EMP4.

GRANT PERMISSION

Registered No. HGY/2008/0718

Applicant's drawing No.(s) 51-1099-200, 201, 202, 204; 7534/T/01-02, 02-02; 51-1099-J-201, 202; 51-1099-F-203, 204, 205; 51-1099-BIN-201; 51-1099-CYC-201

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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.

Reason for decision:

Planning permission for residential re-development of the site was approved in 2004 and the current application proposes only minor amendments to this approved scheme. The proposed amendments would not give rise to any new planning issues. The Section 106 contributions that were agreed with the granting of the original permission (HGY/2004/1943) will apply to the amended scheme including the provision that 40% of the developments habitable rooms are to be affordable housing units. The proposed amendments to the approved scheme are considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', M10 'Parking for Development', SPG 1a 'Design Guidance and Design Statements' and SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.

INFORMATIVE: As the current application is for an amendment to the approved scheme conditions 1 - 16 of application No. HGY/2004/1943 need to be complied with.