

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB - COMMITTEE

Reference No: HGY/2008/0954

Ward: Crouch End

Date received: 28/04/2008

Last amended date:

Drawing number of plans:

Address: 150 Crouch Hill N8 9DZ

Proposal: Retention of existing building shell and development of property to form two storey building with basement level comprising 2 x 1 bed live/work units (revised scheme)

Existing Use: Vacant

Proposed Use: Live/work

Applicant: Mr Alan Crawford

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 12/05/2008
Conservation Area
Road Network: C Road
Conservation Area

Officer contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The property is located at 150 Crouch Hill – situated within Crouch End Town Centre at the rear of commercial properties on The Broadway – Residential properties abut the site.

The existing building is a late 19th Century building of 1 ½ storeys constructed of red brick with a slate roof and decorative ridge tiles.

There is a dormer on either flank of the building - Whilst the building is contemporary with the surrounding properties and has some attractive qualities, the building has been added to the subsequent erection of two single storey garages on either flank.

The property is not listed but is located within the Crouch End Conservation Area.

PLANNING HISTORY

No relevant planning history.

DETAILS OF PROPOSAL

The current proposal seeks retention of existing building shell and development of property to form two storey building with basement level comprising 2 x 1 bed live/work units (revised scheme)

The intention is to maintain the existing shell profile in a renovation scheme (the roof, walls and interior areas need major repairs) and the formation of a new basement over part of the floor area.

The building requires underpinning to enable its safe use as a result a basement area is formed from the excavation works.

The proposal will retain the existing outer walls; a secondary replacement skin will be built.

The roof will be replaced and will reuse much of the existing materials including the ridge tiles.

On the rear of the roof 2 new velux windows are proposed, giving 3 in total.

The existing rear dormer is to be renovated and the existing clear glass will be replaced with opaque glass.

CONSULTATION

23/05/2008

Local residents
Transportation Group
Conservation Team
Ward Councillors

RESPONSES

Local residents: A number of objections have been received, comments as follows:-

- 1) We are pleased to see that the amended plans now show the use of the existing structure and not total demolition.
- 2) No provision for the protection of the tree in the garden of 3 Haringey Park.
- 3) Disturbance of this tree and its root structure may have a detrimental effect on the stability of the surrounding houses.

- 4) Digging out such a vast basement will potentially undermine surrounding gardens and houses and affect their stability, possibly causing subsidence.
- 5) Vehicles removing huge quantities of soil from the site will cause disturbance to traffic at the Crouch Hill junction and a real danger to pedestrians using the narrow pavement on Crouch Hill.
- 6) The change of use to 2 x 1 bed live/work units will significantly increase noise and light pollution, especially in the evening/night, where working restricted to 18.30, would clearly be impossible to implement.

A number of letters were also received that supported the proposal.

Transportation Group: Comments as follows: There is the concern that this site falls within Crouch End Restricted Conversion Area (Adopted 2006 UDP Policy HSG 11), in view of the existing on-street parking pressure at this location. Hence, the creation of additional residential units without off-street car parking provision would exacerbate this parking pressure. The Council's adopted UDP 2006 Policy HSG11 lists this section of Crouch Hill as one of the areas where "majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity" and that "any additional increase in on-street parking in this area would be detrimental to the effective operation of bus services." We will subsequently apply Policy I.3 of Appendix 1 UDP 2006 which requires that the applicant provides 2 car parking spaces (1.2 spaces per unit) for a development of this magnitude.

Consequently, in view of the lack of car parking provision by the applicant, in an area with severe parking pressure, compounded by the unavailability of adequate parking control mechanisms in this area, the highway and transportation authority object to this application.

Conservation Officer - PPG15 4.27 states that "consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment". Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development preserves or enhances the character of the conservation area.

The proposed building replicates the existing building in bulk, height and massing with a matching building envelope; there is however, the addition of a basement. The materials of the building, similarly match the existing with the use of red brick and slate for the roof, however, the design details have been executed with glazing, timber to give the building a modern feel.

On balance, it is considered that the demolition of the existing building is acceptable as the proposal would preserve the character of the conservation area through the replication of the original building envelope and the use of a local palate of materials.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design

CSV1 Development in Conservation Areas,
CSV7 Demolition in Conservation Areas
OS17 Tree Protection

SPG 1 Design Guidance
SPG 3a Extensions et al

ASSESSMENT OF THE APPLICATION

The main issues are as follows

- 1) Proposed alterations to the building,
- 2) Impact on the amenity of adjoining properties
- 3) Trees
- 4) Change of use to live/work.
- 5) Crime prevention
- 6) Sustainability
- 7) Transportation and waste management

1. Proposed Alterations

The proposed alterations and excavations will enable the creation of better internal layout and enable the building to be brought back into use.

The property is a detached building, there is no terrace element created – there is separation with the neighbouring property that exists and is retained.

The proposed development retains the existing building in bulk, height and massing; there is however, the addition of a basement.

The proposed re-roofing and underpinning works that enables the creation of the basement area are essential and necessary.

There is no planning or conservation objection to the creation of a basement area in that it is not considered to cause harm or to result in any loss of integrity of the building.

It is considered that the alterations would not alter the form and scale of the building. Additionally the proposal does not adversely affect the setting or the character of the locality or the conservation area.

The proposal is considered to conform to policies CSV1, UD3 and UD4 also SPG1a.

2. Impact of development on the amenity of adjoining properties.

The proposal incorporates some external lighting that would be located along the main access 'mews' and would incorporate discreet fittings that do not issue a great deal of 'glare'. There are no windows facing the proposal site along this elevation.

Regarding the possibility of interior lighting flooding out of the building – there are issues of energy conservation and sustainability and as such any fittings

would have to be in compliance with Building Control legislation on energy conservation.

The lighting proposal reflects the interior lighting scheme for the renovated building will incorporate a design that relies more on subtle but functional background lighting using LED and low voltage fittings in a specifically designed lighting scheme that minimises the upward spread of light near to, or above the horizontal, rather than lots of bright fluorescent fittings shining upwards out into the night sky.

Section drawings through the proposed Live/ Work area give more detail and illustrate this and how the design of the glazed roof lights can have blinds set into the recesses, primarily, to provide solar shading, but also preventing light escaping at night.

It should be noted that the proposal have reduced the amount of external flat roof glazing by 60%, from 65sqm down to 24sqm. This will minimise the impact of light emanating from the new building.

Objectors have raised an issue of light pollution and potential overlooking. It should be noted that many of the windows already have blinds attached.

Other windows have fixed 'non see through' film or obscured glazing. A number of these windows are to non-habitable rooms.

The configuration of the building along the flank has not been greatly altered and the windows that are shown (other than some new Velux windows angled upwards) have always existed in this location. However, as the building has been unoccupied for a long time, clearly, adjacent occupants have not experienced the building illuminated at night.

The applicant has stated that the 'Work' areas of the proposals will be occupied primarily during normal working hours and it is not conceivable that these main working lights will be left on throughout the night.

The 'Live' area lights are designed to provide low level illumination, highlighting internal design features.

3. Trees

There are a number of trees on the adjoining site that are the subject of TPO's, however they are not adversely affected by the proposal – The Council's Tree Officer has been consulted and considers that the basement area would cause no harm to neighbouring trees.

It is considered that the proposed development would not have an adverse impact upon important trees on the neighbouring site, as such is not contrary to policies OS17.

4. Live/work

Live/work has become more common place within London with many vacant and difficult properties being brought back into use.

The proposed units provide an acceptable standard of accommodation for live/work units and the proposed use will continue to provide an employment generating use whilst providing a residential element in an appropriate location.

The proposed use as a Live/work unit brings back into use premises that have been underused for a number of years and it would therefore be appropriate to recommend that planning permission be granted.

5. Crime Prevention

The Crime Prevention Officer has suggested that the proposal should provide a measured degree of illumination externally, with some discreet security lighting. Internal lighting when the main work spaces are unoccupied at night was considered to be a sensible proposal. As well as giving access to the backs of all the shops along the main street, there is also access to the flats above and in the past this has been linked to loitering, graffiti and other anti social behaviour. He suggests that a 'transparent' gate designed so that it can restrict unwanted access but can still allow authorised access should have been installed a long time ago.

6. Sustainability.

The re-use of the existing building is regarded as an important sustainable feature of the development in itself, which comply with the thrust of both National and London wide guidance.

In addition, the configuration of the proposed buildings, provide for good natural ventilation and day lighting.

The units are designed to benefits from passive ventilation eliminating the need for air conditioning.

Additionally it is proposed that building materials will be sourced from sustainable suppliers.

7. Transportation and Waste Management

Vehicular access is at the front of the property from Crouch Hill utilising the existing crossover to the site.

Transportation objects to the proposed development on the lack of off-street car parking.

The existing B1 use does not provide for any off-street car parking and had the potential create additional traffic.

It is considered that the proposed use as live/work would not cause any greater harm in terms of additional traffic and car parking than the lawful use.

Waste storage is located at the front of the building and will allow for appropriate re-cycling and refuse collection.

CONCLUSION

The proposed use will continue to provide an employment generating use whilst providing a residential element in an appropriate location.

The proposal also retains the basic pattern of the original building and provides acceptable standard of accommodation for the proposed live/work that is not detrimental to the immediate locality or the area as a whole compliant with Policies UD3 General Principles, UD4 Quality Design, CSV1 Development in Conservation Areas, CSV7 Demolition in Conservation Areas and SPG 1 Design Guidance also SPG 3a Extensions et al of the Haringey Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0954

Applicant's drawing No. (s)

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.
3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.
4. 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.

5. The work element of the live/work unit hereby approved shall be a use which can be carried out without detriment to the amenity of the neighbouring properties by reason of noise ,vibration,fumes, smell, smoke, soot, ash, dust or grit.
Reason: In order to protect the amenity of the immediate locality.
6. The live/work units hereby approved shall at no time be be used solely as residential without prior approval in writing by the Local Planning Authority.
Reason: In order to protect emploment generation on the site.

REASONS FOR APPROVAL:

The proposal also retains the basic pattern of the original building and provides acceptable standard of accommodation for the proposed live/work that is not detrimental to the immediate locality or the area as a whole compliant with Policies UD3 General Principles, UD4 Quality Design, CSV1Development in Conservation Areas, CSV7 Demolition in Conservation Areas and SPG 1 Design Guidance also SPG 3a Extensions et al of the Haringey Unitary Development Plan.

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.

INFORMATIVE: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.