

ADDENDUM REPORT

UPDATE FOLLOWING DEFERRAL BY MEMBERS FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Item No.

Reference No: HGY/2016/0558	Ward: White Hart Lane
Address: St John's Church and Hall, Acacia Avenue, London, N17 8LR	
Proposal: Remodelling and extension to existing church. Demolition and replacement of existing hall on church site with new community facility / nursery. Proposed 22 new build residential units to church site and 10 new build residential units to Acacia Avenue site with a mix of 1, 2, 3, and 4 bedroom accommodation over 2 - 4 storeys.	
REVISED DRAWING NUMBERS	
289/P2/101A, 102A, 201A, 202A, 289/P2/204A, 205AQ, 301A and 302A	

DEFERRED ITEM: Members will recall that this planning application was deferred at the March 13th, 2017 planning sub-committee in order for the Applicant to present the proposed scheme to the QRP with a view to further design changes in line with the panels advice and feedback. The scheme has now been presented twice to the QRP with a number of design revisions undertaken in line with the panel's advice, and the QRP now support the application. The planning application is now being reported back to members with a recommendation to grant planning permission.

MAIN DESIGN CHANGES / REVISIONS

- Remodelled entranceway / maintenance of external entrance space
- Articulation of Acacia and Laburnam Avenue facades revised with a mix of materials and forms (reduction in material palette)
- Remodelled east end of the scheme
- Greater link/interface between church and open space to the east.
- Provision of ground floor perspectives/model
- Remodelling of the rear wings / relocated massing to the rear block

QUALITY REVIEW PANEL RESPONSE / APPRAISAL

- 1.1. The planning application has been presented to the Quality Review Panel (Chair's Review) on two additional occasions post the deferral by the Planning Committee; The scheme was presented on Wednesday 15th March and Wednesday 26 April 2017.

- 1.2. In the report of the final meeting, The Quality Review Panel offers their support for the planning application for the works to re-order and extend St John's Church as presented. Panel members stated that the design team has responded well to the comments from the previous meetings; in addition, the three-dimensional model presented at review was immensely helpful in illustrating the massing, configuration and materiality of the proposals. The panel members highlight the importance of high quality and carefully considered design details, construction and maintenance, and would support planning officers in securing this through planning conditions. Further details on the panel's comments are provided below.

Massing, configuration and architectural expression

- The panel have previously expressed their support for the overall massing and layout of the scheme, in addition to the entrance sequence to the church building and front façade.
- They welcome the model and additional sections and drawings that have helped the panel to understand the different elements and spaces of the scheme more fully.
- The rear section of the proposed development now feels more domestic in nature, and works well to provide a sympathetic back-drop to the main body of the existing church, whilst also providing a strong frontage to the open green space to the east.
- The separate terrace of housing at the Acacia Road site is also working well representing a good example of contemporary domestic architecture.
- The architectural expression of the whole is much improved with a reduce palette of two elements, comprising red brick and a contrasting light-tone render.
- The panel highlights the importance of carefully considered and execute detailing, construction and maintenance (especially of the rendered areas, coping details to parapet walls, and base conditions) to ensure a high-quality development with external finishes that weather well.
- The QRP would support planning officers in securing this through the imposition of planning conditions.
- The panel would encourage the design team to consider increasing the height of the parapet wall slightly on the proposed new development at the rear of the church.
- This would serve to screen the structure of the photovoltaic panels located at roof level, and to avoid the clutter of additional safety handrails alongside the parapet.

Conclusion of the Quality Review Panel

- The panel offer their support for the scheme and are confident that the project team will be able to address the detailed design/technical detail issues identified above, in consultation with Haringey officers.
- The quality of materials, detailed design and construction will be essential to the success of the completed scheme, with particular relevance to the rendered elements of the proposal. The panel would support planning officers in securing this through the imposition of planning conditions.

OFFICER RESPONSE:

Officers note QRP support for both the principle and design changes made to the proposal. The proposed changes to the parapet wall have been undertaken by the applicant and amended plans submitted. The Panel were asked to clarify their position on the number and type of materials proposed including a section of external render towards the rear of the building. The panel were supportive of the proposed materials subject to detailing of parapets being provided. In response to the above comments the following additional condition has been imposed as part of the recommendation.

CONDITION

- Details of parapet walls and external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include detailed technical drawings of proposed parapets, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials and detailing to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

RECOMMENDATION

Grant planning permission subject to conditions and the signing of a section 106 legal agreement (as set out in the original report).

The original officer report is attached to this addendum report.