

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/1867

Ward: Crouch End

Date received: 10/09/2007

Last amended date: N / A

Drawing number of plans: PP-01 to PP-07, PP-10 to PP24 incl.

Address: Rear of 60 - 88 Cecile Park N8

Proposal: Conservation Area Consent for demolition of existing garages and erection of 2 x single storey houses with associated car parking.

Existing Use: Lock up garages

Proposed Use: Residential

Applicant: Paul Simon Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Tree Preservation Order
Conservation Area
Road Network: Borough Road

Officer Contact: Stuart Cooke

RECOMMENDATION

REFUSE CONSENT

SITE AND SURROUNDINGS

The application site comprises the lock up garage court between Cecile Park and Haringey Park. The site is a long, narrow rectangle surrounded on all sides by the rear gardens of the neighbouring residential properties. The site slopes down from the SW to the NE corner. Access is from Gladwell Road which is a steeply sloping residential street.

The site is located within the Crouch End conservation area.

PLANNING HISTORY

The site has been subject to a number of applications for change of use to residential in recent years. In 2006, a public inquiry was held to consider six separate applications for redevelopment and conservation area consent to demolish in association with residential use of the site, the applications having been made between 2001 and 2006. All those applications and appeals were made by Paul Simon Ltd who are the current applicants. Two of those appeals were withdrawn and the remaining four were dismissed. The issues raised by the Inspector are discussed later in this report.

A parallel planning application is currently lodged with the Council for the redevelopment of the site for residential use, (HGY2007/1866). That application is also on this agenda.

DETAILS OF PROPOSAL

This application seeks conservation area consent to demolish the existing garages on the site. The demolition is required to allow the redevelopment of the site for a residential scheme.

CONSULTATION

Ward Councillors

Conservation Team
Hornsey Conservation Area Advisory Committee

RESPONSES

None received

RELEVANT PLANNING POLICY

PPG15 Planning and the Historic Environment

Policy CSV7 – Demolition of buildings in conservation areas – Unitary Development Plan 2006.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Advice in PPG15 states:

“4.26 In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; and, as with listed building controls, this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by

the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

“4.27 The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (paragraphs 3.16-3.19 above). In less clear-cut cases - for instance, where a building makes little or no such contribution - the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.”

It is clear from this advice that Local Planning Authorities should not grant conservation area consent for demolition where an acceptable scheme for the replacement development is not in place. In the light of the fact that the planning application for the redevelopment of this site is recommended for refusal, it is not considered appropriate for this application for conservation area consent to demolish the existing garages should be agreed.

Policy CSV7 of the Unitary Development Plan reflects this advice and seeks to protect buildings within conservation areas by refusing applications for their demolition where that demolition would have an adverse impact on the character and appearance of the conservation area. As no replacement scheme is in place in this case, the demolition would have an adverse impact and therefore it is considered inappropriate to grant conservation area consent.

SUMMARY AND CONCLUSION

The application site is located

This application seeks conservation area consent to demolish the existing garages on the site. The demolition is required to allow the redevelopment of the site for a residential scheme.

Policy CSV7 of the Unitary Development Plan reflects the advice in PPG15 and seeks to protect buildings within conservation areas by refusing applications for their demolition where that demolition would have an adverse impact on the character and appearance of the conservation area. As no replacement scheme is in place in this case, the demolition would have an adverse impact and therefore it is considered inappropriate to grant conservation area consent.

RECOMMENDATION

REFUSE CONSENT

Registered No. HGY/2007/1867

Applicant's drawing Nos. PP-01 to PP-07, PP-10 to PP24 incl.

For the following reason:

1. The proposed demolition of the garages would be premature in that the Local Planning Authority has not received an application and / or granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of preserving the character and appearance of the Scotland Green Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.