

Pre-application briefing to Committee

1. DETAILS OF THE DEVELOPMENT

Reference No: PRE/2017/2005

Ward: West Green

Address: Westbury Court, 435 Lordship Lane, N22 5DH

Proposal: Demolition of the existing building and erection of a new part 7 part 5 storey building with 50 residential units and commercial units at ground floor.

Applicant: c/o Agent

Agent: Collective Planning

Ownership: Private

Case Officer Contact: Christopher Smith

2. BACKGROUND

- 2.1 The proposed development is being reported to Planning Sub Committee to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.
- 2.2 It is anticipated that the planning application, once received, will be presented to the Planning Sub-Committee in early 2018. The applicant is engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDS

- 3.1. The application site is an existing three storey terrace of commercial units with flats above, known as Westbury Court. The block faces onto Lordship Lane to the north and is bordered by Downhills Way to the east, Westbury Avenue to the west and Penniston Close to the south. The Downhills Way/Lordship Lane intersection is a busy and significant road junction.
- 3.2. The area to the north on Lordship Lane has a commercial character with the majority of properties being no greater than 3 storeys in height, brick built with a traditional articulation and commercial premises occupying the ground floor space. Properties on Downhills Way and Westbury Avenue are of a more residential character.

4. PROPOSED DEVELOPMENT

4.1. The scheme proposed comprises demolition of existing terrace, erection of part 5 part 7 storey building fronting onto Lordship Lane, consisting of 50 flats for rent only. Some affordable rent units will be provided with the quantum dependent on a financial viability assessment. Commercial units would front onto Lordship Lane.

4.2. The scheme would be generally car free, although five parking spaces for disabled occupiers would be provided at rear. Cycle parking and refuse collection facilities are also provided.

5. PLANNING HISTORY

5.1 The site has a limited planning history, although an application was approved recently for a double-height mansard roof extension for use as flats.

6 CONSULTATION

Internal/External Consultation

6.1 This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken.

6.2 The applicant has undertaken the private delivery of leaflets in the local area to publicise the scheme

Development Management Forum

6.3 The proposal was presented at a DM Forum on 30th November 2017.

Quality Review Panel

6.4 A previous version of the proposal was assessed by the Quality Review Panel (QRP) on 18th October 2017. The QRP's report is attached as **Appendix 1**.

6.5 Following this QRP review the applicant amended the scheme. The bulk and massing of the scheme, particularly at roof level, has been slightly reduced and the design of the courtyard improved. Core arrangements have also improved with the inclusion of an additional lift. The number of flats has been reduced from 58 to 50.

6.6 The submission of a full application is anticipated at either the end of December 2017 or at the start of the new year.

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the proposed development are considered below:

Principle of the development

7.2 The principle of the development is acceptable as it would replace a mixed use block of commercial units with residential above with a new building with a similar use arrangement.

Design and Appearance

7.3 Officers consider the design of the scheme is of a high quality contemporary development with robust finishing materials that would improve the character of this locality. The design would not be excessively prominent from nearby conservation areas and would form a quality entrance point to this part of Lordship Lane from the east.

7.4 The height and bulk generally reflects that of other buildings in the area and therefore is not considered to be excessive.

Residential Unit Mix and Affordable Housing

7.5 The proposed residential mix has not been confirmed but the majority of units would be one and two bedroom flats for rent. A proportion would be affordable rent but specific details have not yet been provided as a financial viability appraisal is being undertaken.

Density

7.6 The density of the development would be similar to that of other developments in the locality.

Transportation and Parking

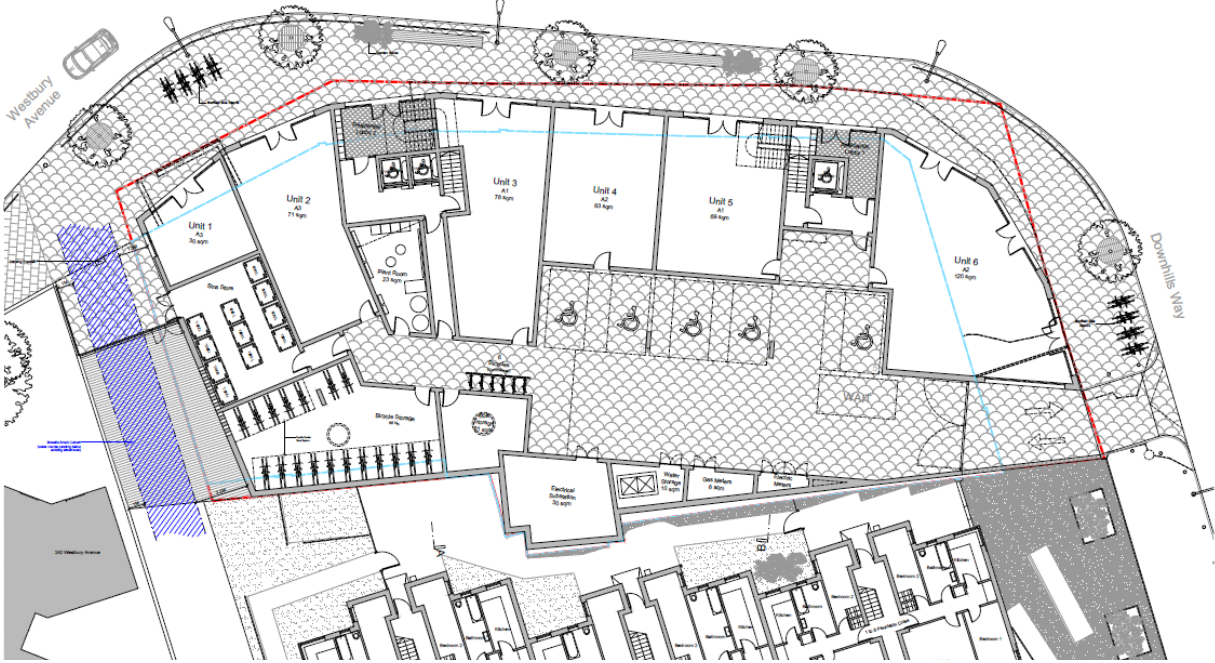
7.7 The site has a PTAL rating of 3-4 and this development would be designated as car free with car parking provided for disabled occupiers only. Transport connections to Wood Green and other parts of London by bus are good and no applications for car parking permits would be permitted (controlled by legal agreement).

Impacts to Amenity

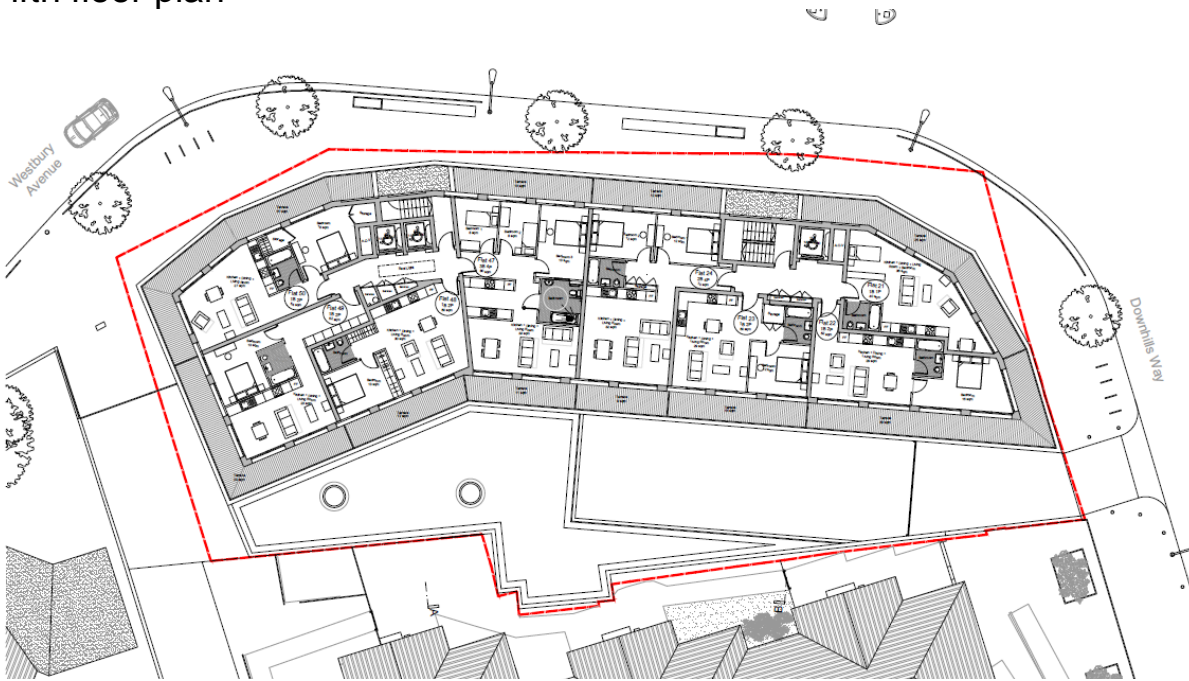
7.8 Flats are separated from residential properties to the rear by more than 10 metres in most cases and existing units in those flats have their main amenity spaces positioned on other elevations of that neighbouring building. No excessive reduction in sunlight or daylight is expected but an appropriate assessment will be provided with the planning application.

PLANS AND IMAGES

Ground floor plan



Fifth floor plan



View from east on Lordship Lane



View from north on Lordship Lane

