LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 08/06/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1057 **Ward:**

Date received: 17/04/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 061/01, 061/10-C, 061/11-C, 061/12-C, 061/13-C, 061/30, 061/31.

Address: 24-25 Edison Road N8 8AE

Proposal: Prior Approval for change of use from B1 (office) to C3 (dwellinghouse) Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)

Applicant: Mrs Romy Summerskill

Ownership: Private

Site Visit Date:

Officer contact: Gareth Prosser

2. SUMMARY OF RECOMMENDATION

PRIOR APPROVAL GRANTED

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the Prior Approval for change of use from B1 (office) to C3 (dwellinghouse) Prior approval for change of use of property from B1 (a) (offices) to C3 (residential)

3.2 Site and Surroundings

The site is located on the northern side of Edison Road immediately to the rear of No56 and 58 Crouch End Hill. The property is noticeable and prominent in the streetscene given its corner locationand siting up to the back edge of the pavement. To the side of the property is a former Parish Hall. (now used as a nursery) with an access to a mews development located in between these tow buildings (Tara Mews). This mews development (Nos 1-5) is agroup of new yellow stock brick properties with slate roofs. The application is located within the Crouch End Conservation Area.

3.3 Relevant Planning and Enforcement history

HGY/2015/1030 Erection of first floor extension over existing single storey building

4. CONSULTATION RESPONSE

In accordance with the procedure for applications for prior approval under Part 3 Paragraph N –
A site notice has been displayed and letter of notification sent to the following:
Secretary of State for Transport
The local highway authority – LBH Transportation / TFL
Environment agency
Adjoining owner or occupier- see consultation list

The following responses were received :

Internal:

1) LBH Pollution – No concerns with regards to land contamination issues
2) LBH Transportation – No objection

External:

1) 1 Tara Mews – Objection
2) 3 Tara Mews – Objection
3) 4 Tara Mews – Objection
4) 5 Tara Mews – Objection
5) 42 Broadway Court
6) 46 Broadway Court

Objections received from neighbours incude:

Parking Congestion /Road safety
Drain blockages/contamination
Household rubbish
Disruption/loss of peace
Loss of privacy
Overcrowding

5. ANALYSIS/ASSESSMENT OF THE APPLICATION

Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule is permitted development under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order. Class J sets out criteria which should be considered before the permitted development, to change between an existing office use to residential, can take place as set out below:

Development is not permitted by Class J where—	Comment	Complies
(a) the building is on article 1(6A) land;	No	Yes
(b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30th May 2013 or, if the building was not in use immediately before	The building was used as office use prior to 30th May 2013	Yes

that date, when it was last in use;		
(c) the use of the building falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order was begun after 30th May 2016;		Yes
(d) the site is or forms part of a safety hazard area;	No	Yes
(e) the site is or forms part of a military explosives storage area	No	Yes
(f) the building is a listed building or a scheduled monument.	No	Yes

Class J development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development
(b) contamination risks on the site and
(c) flooding risks on the site
Taking into account any representations and having regard to the National Planning Policy Framework.

5.1 Transport and highway impacts of the development;

Haringey Transportation have been consulted and have stated the following:

'It is considered that the proposal is unlikely to have any significant impact upon the surrounding highway network or result in any significant increase in parking demand within the vicinity of the site. Therefore the highway and transportation authority does not wish to object to t he above proposal'.

5.2 Contamination risks on the site

Pargraph (8) (c) of Part N states that "in relation to the contamination risks on the site—
(i) determine whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990(a), and in doing so have regard to the Contaminated Land Statutory Guidance issued by Secretary of State for the Environment, Food and Rural Affairs in April 2012, and
(ii) if they determine that the site will be contaminated land, refuse to give prior approval.

The site is not within contaminated land.

5.3 Flooding risks on the site

In Accordance with Paragraph (4) of Part N that the local planning authority shall consult the Environment Agency where the development is—
(a) in an area within Flood Zone 2 or Flood Zone 3; or
(b) in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (ze)(ii) in the Table in Schedule 5 to the 2010 Order.

The application site does not fall within a flood risk zone.

5.4 Conclusion

Given that there are no objections from LBH Transportation, LBH Commercial, Environmental Health and that the site does not fall within a flood risk zone it is recommended that prior approval be granted under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

PRIOR APPROVAL GRANTED

Registered No: HGY/2015/1057

Applicant's drawing No's: 061/01, 061/10-C, 061/11-C, 061/12-C, 061/13-C, 061/30, 061/31.

INFORMATIVE: The prior approval hereby approved relates to the floorspace failing within Class B1(a) (offices) immediately before 30th May 2013 and does not relate to any subsequent extensions to the building.