LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3479 **Ward:** St Anns

Date received: 23/11/2015

Last amended date: N/A

Drawing number of plans: EDGE /15/01-04 inc

Address: Edgecot Grove N15 5HH

Proposal: Conversion on Ground Floor Garage parking Area into a Youth Club

Applicant: Mrs Yvonne Denny Edgecot Grove RA

Ownership: Council

Officer contact: Gareth Prosser

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions.

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans
3) Opening Hours
4) Restriction of use class

Informatives:

1) Land ownership
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the conversion of a ground floor garage parking area into a Youth Club. The proposal for this project is to convert a section of the garage parking area into a Youth Club.

3.2 The car parking area is no longer used as parking and currently is not utilised by the residents for anything other than a little storage and dumping waste materials. The part of the parking area proposed to be altered is one bay in the northern elevation

of the estate, adjacent the fenced off multi-use external games area already provided for the youth.

3.3 The area in question is unused and approximately 30m long x 8m wide in size. It is proposed to refurbish this area and install a WC, Kitchen, a tenant meeting area and a large open space for study and play.

3.4 The majority of the work will be internal, but there will be an aspect of the work which will have an aesthetic impact externally. Currently the end wall of the area is a solid wall with an external render. It is proposed that to allow sufficient light and ventilation to the new area, windows and a double door will be provided

3.5 Haringey Project 2020 work in partnership with the Residents Association and St. Ann's Church youth evenings on the estate in the existing resident's room. The room is nice, but does not meet the demand and also limits the number of activities that can be run. This new space will be well used and will enable additional services to be run from the estate. This will include an employment support and local meetings. The building being located close to the MUGA will also be a focal point for the young people on the estate and will help to continue to develop volunteering on the project.

Site and Surroundings

3.6 Edgecot Grove is an area of land developed by the Local Authority in the 1960s to form a housing estate (the Edgecot Grove Estate) consisting of four blocks of flats arranged in a square forming a central courtyard area. A fifth block is located to the south towards Culvert Road. Surrounding development is characterised by smaller Local Authority development and private terraced houses. The Blocks are 4 and 5 storeys in height with flat roofs. The construction is concrete frame with external cavity walling which is finished externally with red brick.

3.7 The windows have all been replaced with white PVC double glazing and the buildings have a combination of externally recessed balconies as a feature of the outward appearance or recessed external balconies to minimise the bulking appearance of the structure.

3.8 The site is not located within a conservation area.

Relevant Planning and Enforcement history

- Planning HGY/1995/1183 GTD 12-12-95 Edgecot Grove Estate Edgecot Grove Tottenham London Erection of 1.8m high railings. (Council Own Development).

- Planning HGY/1995/1189 GTD 14-11-95 Edgecot Grove Estate Edgecot Grove London Erection of 1.8 metre high decorative railings along Oulton Road boundary adjacent to public footpath

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Transport Group

- Cleaning (East)
- LBH Transportation
- Environmental Health
- Licensing
- Noise and Pollution
- Local Residents

The following responses were received:

Internal:

1) None

External:

2) No70 Edgecot Grove:

It's the silliest idea ever, how can you possibly think of keeping youth entertained underground?!! We already live in a world of madness and we barely are outside enjoying the actual world and this idea is just stupid. In addition, and most importantly, I do not have children myself and, once again, Haringey are thinking about doing works that we would have to pay for in times of financial crisis: I am not made of money and this cost I would not be able to afford! Stop with your decision to control and waste our own money!!!! I'm sick of this!

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 47 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:
Objecting: 1
Supporting: 0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Underground location inappropriate

5.5 The following issues raised are not material planning considerations:

- Cost of proposal

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Change of Use
2. Character and appearance
3. The impact on the amenity of adjoining occupiers;
4. Parking and highway safety;

6.1 Change of Use

6.1.1 Local Plan (2013) policy SP16 'Community Facilities' states that the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities. This will be based on the programming, delivery, monitoring and updating of the Community Infrastructure Plan and Schedule which cover projects for community and youth facilities;

6.1.2 The Council will:

- Expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities; and

- Promote the efficient use of community facilities and the provision of multi-purpose community facilities.

6.1.3 The proposed youth club makes use of an existing, vacant and underutilised space within a large housing estate where the quality of life for local residents, in particular the local youth will be enhanced by the developmeny of community facilities. The proposed youth centre is an efficient use of a community space, providing a multi-purpose community facility in accordance with the above policy.

6.2 Character and appearance

6.2.1 Local Plan Policy SP11 'Design' states that 'all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity'

6.2.2 The applicant proposes to open up the property at ground floor level by installing double doors and UPVc window across the front elevation. Space for signage has also been included above the proposed front door. The proposed changes would animate the existing, blank frontage by creating a more open and attractive facade and increasing overlooking to the existing, dead space. The proposed doors and windows would match the existing, creating a cohesive and consistent appearance to the building. The changes are therefore considered an improvement, enhancing the character and appearance of the existing building in accordance with the above policies.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 The London Plan 2015 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.3.2 The youth club would be located in vacant space below the current flats. The number of people expected to be benefiting from this facility will be between 20-25 young people on any given night. The age range of youth is being aimed at is between 8-18 years old. The young people that this project is aimed at will be those living on the estate and the surrounding estates.

6.3.3 The proposed opening hours will be on Tuesdays and Thursdays from 3pm until 8pm. Given the youths are local, it is not expected that this proposal will have any impact on any of the local bus services, nor introduce any parking issues. With regard to any concerns regarding noise levels which may be generated by the proposed development, there will be only a stereo system for back ground music purposes. There is no intention that there will be parties or music practice sessions in the venue. With regard to the construction of the building, the walls are solid masonry and the ceiling above the area is solid concrete. The expectation is that the level of noise which will be produced will be little different from a normally occupied residential space. There is a kitchen area shown on the plan and this is proposed for tea making facilities only.

6.3.4 Given the location within an enclosed space, the limited number of youths occupying the site and given that the opening times would be limited to twice weekly, ongoing to no later than 8pm, the proposal is not considered to have a significant, detrimental impact on the amenity of the neighbouring properties. In addition, only one objection has been received from a consultation of 47 letters.

6.4 Parking and highway safety

6.4.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport

6.4.2 The Council's Transportation Team has been consulted and advises that the development site is located in an area with moderate accessibility to public transport. The site has a PTAL (public transport accessibility level) of 3 (with 0 being the worst and 6b being the best). The site can be accessed by bus, rail and underground. There are three (3) bus routes serving the site, with frequencies between 8 and 12 vehicles per hour. Seven Sisters Rail and LUL stations are 539m (6.8 minutes walk) from the site.

6.4.3 The adjoining streets are outside of a controlled parking zone (CPZ) and therefore are not subject to parking controls. The development site is not within a restricted conversion area (defined under saved UDP policy HSG11).

6.4.4 The proposal involves the loss of 5 car parking spaces, as stated in the planning. However, the application states that these spaces are not currently in use. Furthermore, the loss of these five (5) car parking spaces will reduce the overall parking for the wider development to 175 spaces (currently 180 car parking spaces). The loss of the five (5) car parking spaces will not result in displacement of parking to the adjoining streets. The proposal will not result in any material local parking effects.

6.4.5 The application states that the facilities will be used by no more than 20-25 youth at a time, who live on the surrounding estates and walking would therefore be the predominant mode of travel to the site. It is therefore unlikely that the proposal will attract vehicle trips of any significance. Some users of the club may wish to access the site by bicycle and therefore consideration should be given the provision of cycle parking.

6.4.6 Transport officers are satisfied that the proposal will have no material highway and parking effects and therefore do not wish to submit any objections.

6.5 Conclusions

- The proposal would provide and enhance community facilities in the vicinity and would not have a significant, detrimental, impact on the amenity of the neighbouring properties or the surrounding transport network in accordance with The London Plan (2015) Policy 7.6, Haringey's Local Plan (2013) policy SP16 and saved UDP policy UD3.

- All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2015/3479

Applicant's drawing No.(s) EDGE /15/01-04 inc

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 accordance with the following approved plans and specifications: EDGE /15/01-04 inc

   Reason: In order to avoid doubt and in the interests of good planning.

3. The use hereby permitted shall not be operated before 15:00 hours or after 21:00 hours Monday to Friday.

   Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The premises shall be used for those stated in the planning application and for no other purposes including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re- enacting that Order.

Reason: To enable the Local Planning Authority to retain control over the development.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.