

Officer's Report

Application Number	HGY/2023/0216
Type	Full planning permission
Location	30 Church Crescent, Hornsey, London, N10 3NE
Proposal	Renewal of previous permission to create a single off-street parking space to the front of the property accessed from Church Crescent.
Case Officer	Josh Parker
Valid Date	23/01/2023
Applicant	D & J London Property Ltd
Agent	Mr Val Flemming

RECOMMENDATION

Approve with Conditions

Proposal

The applicant is proposing the following works: Create a single off-street parking space to the front of the property and accessed direct from Church Crescent.

Site Description

The subject property at 30 Church Crescent is a 3-storey end of terrace dwelling under use as flats. The area is comprised of similar Victorian terraced detailed dwellings. The site does not contain a listed building however, is located within the Muswell Hill Conservation Area.

Consultation

One objection was received from MUSWELL HILL & FORTIS GREEN ASSOCIATION:

1. Loss of front garden and the negative impact it will have on the conservation area (addressed in design section)
2. Creation of vehicular access and reduction in pedestrian highway (addressed in design section)
3. loss of on street parking (addressed in design section)

Planning History

HGY/2019/1651 – Creation of a single parking space to the front of the property. Refused and allowed on appeal - APP/Y5420/W/19/3238737.

HGY/2018/2285 - create 3 bedroom basement flat, creation of front and rear lightwells with new front stairway and front door to basement flat, erection of spiral staircase, glazed basement walkway and basement courtyard in rear garden. Approved September 2018.

HGY/2015/1773 – Alterations to include third bedroom in bedroom in basement flat. Refused

PLANNING ASSESSMENT

This is an application to in effect renew an extant planning permission to extend the time limit for implementation. In determining such applications, it is outlined that they must be determined in accordance with the development plan unless material considerations indicate otherwise and, as such Local Planning Authorities are required to focus on development plan policies that may have changed since the initial consent.

The key issue here, is whether there have been any changes in planning policy or other relevant material considerations that would indicate that the proposal should no longer be treated favourably.

In the case the application follows on from the same scheme previously allowed on appeal, Ref: HGY/2019/1651. In granting planning permission for this development an Inspector made the following comments in relation to parking demand, safety and character grounds, as summarised below:

- Net effect of the proposal on parking provision in the area would be neutral.
- One on-street space would be replaced with an off-street space, with the remaining section length sufficient for parking a single vehicle.
- Change effectively takes one space out of publicly available provision, replacing it with a privately-owned space....in this specific instance there is no substantive evidence to indicate that preserving the former should take priority.
- On-street parking in the surrounding area is not continuous, but rather frequently broken (including in relation to other crossovers), and also interspersed with single yellow lines. Therefore considering the 'inventory' of parking spaces in five metre increments likely under-estimates the availability of parking spaces in practice.
- No evidence to indicate that any traffic collisions have occurred along Church Crescent within the last 17 years.
- Church Crescent is subject to a 20mph speed limit.
- Moreover dropped kerbs are commonplace, such that they are now somewhat characteristic in the immediate vicinity.
- Given that the proposal is for low-level development, visually a parked car would be little different from items or planting that could be located here.

There are no new material planning considerations or planning policy changes which affect the outcome of this consent. It is accepted that there have been changes to the NPPF and the London Plan in 2021, however these do not have any direct impact on the outcome of this application.

As there are no new material changes that require further consideration since this previous decision, the merits of the scheme are not being re-considered. The concerns as outlined in the objection letter were considered in the deliberations of the appeal decision. This application is therefore recommended for approval subject to the imposition of the same conditions from the 2019 consent.

RECOMMENDATION – Grant Permission

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Aside from site preparation and groundworks, no development hereby permitted shall be undertaken until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Such details shall include

boundary features, surface treatments, materials to be used, and soft landscaping. The development hereby permitted shall be undertaken in accordance with the details thus agreed, and retained as such thereafter

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- INFORMATIVE: Crossover Costs

Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.