

Officer's Report

Application Number	HGY/2023/0961
Type	Full planning permission
Location	St Marks Methodist Church, Forster Road, Tottenham, London N17
Proposal	Repair and refurbishment of eastern façade, replacement of 1 no. shopfront, repair and replacement of first floor windows, new advertisements and building lighting, alterations to boundary treatment on Forster Road and St Loy's Road, resurfacing of the car park and introduction of soft landscaping features.
Case Officer	Sarah Madondo
Valid Date	04/04/2023
Applicant	Camilla Gersh
Agent	Sam Elliott

RECOMMENDATION

Approve with Conditions

Proposed development

Repair and refurbishment of eastern façade, replacement of 1 no. shopfront, repair and replacement of first floor windows and building lighting, alterations to boundary treatment on Forster Road and St Loy's Road, resurfacing of the car park and introduction of soft landscaping features.

Site and Surroundings

St Mark's Methodist's Church is located on the west side of Tottenham High Road. It is bounded by a pedestrian alley way off St. Loys Road to the north, Forster Road to the south, and a block of residential flats to the west. St. Marks Methodist is a locally listed building and identified as a key landmark in the area. Its unique Art Deco frontage stands out on the High Road which comprises of predominantly late Victorian and Edwardian commercial properties. The frontage also unifies the earlier Wesleyan church and ancillary buildings behind the main façade.

The impact of the proposed development on the character and appearance of the conservation area

The subject property is local listed building and as such there is a legal requirement for its protection. The primary legislation relating to the conservation of Historic Environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

This project is part of a wider scheme within the Tottenham High Street Heritage Action Zone Programme (HSHAZ) following a grant from the Ministry of Housing, Communities and Local Government and the Department for Digital, Culture, Media and Sport, which is administered by Historic England. The aim of the project is to improve the appearance and heritage quality of the public realm and provide design solutions to address antisocial behaviour in the area. The enhancements will be through the repair and refurbishment of the Art Deco façade, replacement of

first floor fenestration, ground floor shopfronts and new lighting. Improvements to boundary treatments include new fencing and landscaping including lighting and new surfacing to the car park to the south.

The conservation officer was consulted and advises that the proposed external works to the locally listed St Marks Methodist Church, to its car park and boundary treatment along both Forster Road and St Loy's Rd are much needed and very welcome from the heritage conservation perspective. The design proposal has been sensitively developed and sufficiently detailed and has also been extensively discussed with officers at pre-application stage. The proposed works will enhance and unveil the locally listed building and its site, will positively impact on the appearance of this stretch of the conservation area and the application is fully supported from the heritage conservation perspective.

Overall, it is considered that this proposal is acceptable as the works would result in a significant improvement in the visual amenity of this listed building. It is therefore considered to preserve the character and appearance of the Conservation Area.

Impact on neighbouring properties

There are no residential properties within close proximity to the site, therefore it is considered that they would be no impact in amenity terms.

Surface water and drainage

A Drainage Strategy was submitted, and the drainage officer was consulted and advises there is no major concern or objection to the proposed drainage works subject to the proposed scheme is constructed and maintained as per the attached Flood Risk Assessment/Drainage Strategy report. The drainage team is satisfied that the impact of surface water drainage has been appropriately addressed. The drainage strategy fully complies with local Policy DM25 on minor development and is a significant public benefit to factor into the overall balance.

Transport consideration

The transportation officers have been consulted and concerns were raised in relation the proposal having an impact visibility sightlines and the lack of cycle parking. The applicant has submitted an amended drawing no (2146-L(00)200D) and the transportation officers are satisfied with amendments. Furthermore, the applicant has confirmed that the entrance gates would have a manual operation, but would remain open as per existing operational times and only closed for security purposes after hours. The applicant has also agreed to include 6 x Sheffield stands with capacity to securely accommodate 12 bicycles and a condition would be attached for the applicant to provide secured bike store.

Conclusion

The proposed works are considered acceptable and would result in a significant improvement in the visual amenity of this listed building. It is therefore considered to preserve the character and appearance of the Conservation Area

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 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 12 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Informatives:

- **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.