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27/11/2023

River Park House
225 High Road
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Dear Sir/Madam,

BRAEMAR AVENUE BAPTIST CHURCH, LONDON N22 7BY

PLANNING PORTAL REFERENCE: PP-12593370

DEMOLITION OF EXISTING CHURCH HALL AND 1950'S BRICK ADDITION TO REAR OF MAIN CHURCH BUILDING AND REDEVELOPMENT OF SITE TO PROVIDE NEW PART 1, PART 4 STOREY BUILDING (PLUS BASEMENT), COMPRISING A NEW CHURCH HALL AND ASSOCIATED FACILITIES AT GROUND AND BASEMENT LEVEL AND SELF-CONTAINED RESIDENTIAL UNITS AT GROUND TO FOURTH FLOOR LEVEL WITH ASSOCIATED REFUSE, RECYCLING STORAGE, CYCLE PARKING FACILITIES INCLUDING LANDSCAPING IMPROVEMENT

We are pleased to advise that we have today submitted the above planning application for planning permission and listed building at the above site.

The main Church building was built in 1907 and statutorily listed in 1976. The listed building entry describes it as a '*decorative building in free Late Perpendicular style, of striking materials. Rough white flint rubble with proud black pointing; dressing of intensely red brick and terracotta*'.

Some of the building fabric is failing and many of the services within the building (e.g. heating, electrics, plumbing etc) are out of date and require replacement. Those works will be undertaken outside this application but secured via s106 Agreement. Further improvements to the operation and functionality of the building are also proposed by the Pastor.

To the immediate south is a 1950's single storey brick extension, which leads to the now defunct 'tin' Church Hall.

The Church Hall is understood to have been built as a mission church for use while the main Baptist Church was being built before being downgraded to be used as a church hall for church functions. The building is single storey set under a pitched roof, all clad with corrugated iron sheets. Structurally the building is in a significant state of disrepair, with visible bulging of the elevations, timber window degradation, iron corrosion and broken windowpanes.

Both the single storey 1950's brick addition to the main church and the tin hall are in a dilapidated condition. The tin hall particularly is in an extreme state of disrepair and is unusable.

The Church Pastor seeks to redevelop the Hall to provide a new purpose-built space for the church, together with an improved more informal and inviting entrance to the Church along Braemar Avenue. One of the 15 flats is also proposed to provide a manse for the church, to assist with the day to day operation of the church. The manse provides a residence for the Pastor of the church, an expense that would otherwise be paid for by the church congregation.

BABC is an independent Baptist Church. BABC does not receive any funding from any other bodies or organisations and relies solely on tithes (donations) provided by the Church congregation.

The improvements to the main listed Church and the redevelopment of the Church Hall are necessary however the Church does not hold sufficient funds nor have access to funds to pay for the works. Accordingly, BABC have partnered with Urbanlab Ltd to deliver a mixed-use development incorporating 15 flats, the sales of which are proposed to directly fund the development of the replacement church hall and manse.

The proposal seeks to offer a positive contribution to the local housing stock and will enhance the existing church use through provision of the purpose-built Church Hall, replacing the defunct hall.

The enclosed application follows a recent planning application submitted to the London Borough of Haringey. Application ref: HGY/2022/4552, sought 'Demolition of existing Church Hall and 1950's brick addition to rear of main Church building and redevelopment of site to provide new part 1, part 4 storey building (plus basement), comprising a new church hall and associated facilities at ground and basement level and self-contained residential units at ground to fourth floor level with associated refuse, recycling storage, cycle parking facilities including landscaping improvement'.

The above application was recommended for approval by officers and presented to the Haringey Planning Committee on 6th November 2023. Despite the recommendation to approve the development, the committee resolved to refuse the application for one principal reason for refusal, namely *'by reason of its lack of affordable housing provision, failing to adequately contribute towards the provision of mixed and balanced communities in the local area and fail to provide sufficient other benefits in the planning balance to make the development acceptable, contrary to the NPPF, London Plan Policies H4 and H5, Strategic Policy SP2, and DM DPD Policies DM11 and DM13'*. This is despite the applicants having submitted a viability appraisal which was independently assessed by the LPAs independent consultant, who confirmed that the development was unable to viably support the provision of affordable housing.

Given that the application was not resolved to grant by the committee, the applicants were not given the opportunity to complete the associated s106 Agreement, which would have secured a number of measures required to make the scheme acceptable. The applicants had however agreed to all relevant Heads of Terms associated with the s106. Accordingly, due to the lack of a completed s106 Agreement, the planning refusal also featured reasons 2, 3, 4, 5 and 6, all of which relate to the lack of said legal agreement.

With the exception of the lack of affordable housing and the s106 Agreement, the Committee resolved that all other matters were acceptable.

Accordingly, this revised application seeks to specifically address reason for refusal one, affordable housing. The physical development works remain consistent with the previous application.

In addition to the above, the applicants will be re-engaging with the local community to further develop a community use plan/agreement in regard to the proposed church hall. The results of those discussions will be provided to officers under this application in due course. The applicants had hoped to re-engage with neighbouring residents prior to the re-submission of the application, however due to the funding arrangements with, the revised application has needed to be submitted promptly.

As part of the planning application, we submit the following documents/plans:

Document	Prepared By
Air Quality Assessment	Aeolus
Arboricultural Report	Crown
Basement Impact Assessment	Chelmer Global Ltd
BREEAM Pre-Assessment	Energylab
Daylight/Sunlight Assessments (Neighbouring and Within)	Anstey Horne
Travel Plan	TTP
Design and Access Statement (DAS)	Spacelab
Emergence Survey	ARM Conservation
Energy Statement	Energylab
Financial Viability Assessment	Redloft
Fire Statement	Risk and Safety Plus
Flood Risk Assessment	Elliot Wood
Heritage Statement	The Built Heritage Consultancy
Landscape Plan	UBU Landscape Design
Noise Impact Assessment	KP Acoustics
Outline Construction Logistics Plan	PTP
Overheating Assessment	Energylab
Planning Drawings (including UGF)	Spacelab
Preliminary Ecology Assessment	ARM Conservation
Statement of Community Involvement (SCI)	NTA
Structural Engineering Report	Elliott Wood
Sustainable Design and Construction Statement	Energylab
Sustainable Drainage Strategy and Addendum	Elliot Wood
Sustainable Drainage Capacity Correspondence	Thames Water
Transport Statement	TTP

We trust that the enclosed information is sufficient for officers to register, validate, and approve this application.

Should you have any questions or require any further information, please do not hesitate to contact us.

Yours Sincerely,

MANDIP SINGH SAHOTA
PARTNER