



Officer Report

Application Number:	HGY/2024/0161
Application Type:	Approval of details reserved by a condition
Address:	Land At Townsend Yard, London, N6 5JF
Proposal:	Approval of details reserved by condition 10 (Car Club) attached to planning permission HGY/2020/1326.
Case Officer:	Matthew Gunning
Valid Date:	19/01/2024
Applicant:	Mr Mark Owen
Agent:	Mr Mark Owen

RECOMMENDATION

Approve with Conditions

1. APPROVED DEVELOPMENT

HGY/2020/1326 - Demolition of existing buildings on site, excluding original folly, removal of communication mast. Construction of 7 mews dwellings with associated landscaping – Approved 30/11/2020.

2. CONSULTATION RESPONSE

LBH Transportation – Raise no objection.

Highgate Society – Riase objection as summarised below:

- Proposal conflicts with the intent of Haringey Policy DM32 – This policy advocates car free and low-parking developments only in areas with a Controlled Parking Zone (CPZ) and PTAL 4 at least., the site has a PTAL of Parking Pressure: The development has removed significant garage parking, worsening congestion in the High Street area.
- Car Club Proposal: Proposed private car club for residents would park cars on public streets, increasing parking competition.
- Car club appears exclusive to new development residents, not the general public. This setup contradicts the usual purpose of car clubs to reduce parking pressure and car ownership.
- Detail undermines the planning condition under HGY/2020/1326, which aimed to promote sustainable transport and reduce street parking stress.
- Proposal is vague and lacks details on implementation.
- Adding cars that might remain idle or be exclusive to residents does not align with sustainable transport goals.

3. ANALYSIS/ASSESSMENT

General comments

As noted above concerns have been raised about the loss of the former garage space and the suitability of this development without providing parking. It is important to remember that the scope of this approval of details application is however to assess whether the submitted details are satisfactory for the discharge of this condition, as opposed to re-assessing transport/ parking considerations associated with this scheme.

Such matters were considered in the Officer's report/ assessment for application HGY/2020/1326, in which it was outlined that the site is within 1km of both Highgate and Archway tube stations and within a PTAL 3 area (moderate accessibility to public transport services). In this report the loss of the 8 existing garages was considered.

Regarding policy DM32, which states that the Council will generally support car-free developments only where PTAL is 4 and above, it is important to note the more up-to-date policy T6 of the London Plan, was given weight when considering application HGY/2020/1326. This policy sets out that car-free development should be the starting point for all development proposals in areas well-connected by public transport. Equally Government policy, as outlined in paragraph 128 of the NPPF, seeks to promote sustainable travel modes that limit future car use.

Government guidance highlights that car clubs serve as an alternative to private car ownership or leasing, with these having lower emissions than private cars and help reduce carbon emissions and improve air pollution. They outline that car clubs are becoming increasingly popular, with 767,899 UK car club members in 2023, an increase of 38% since 2020. Consequently, the number of car club vehicles has also increased, with 5,167 operating across the UK. Local authorities therefore have a role in promoting car clubs by ensuring that policies and interventions support car clubs as part of wider local transport and net zero strategies.

Condition Imposed and Detail Submitted

The condition (10) imposed stated that, 'prior to the first occupation of the approved units, details of the membership to a Car Club scheme for the eligibility of the occupants must be submitted to and approved in writing by the Local Planning Authority. This membership must operate for at least the first 3 years of occupation unless otherwise agreed in writing by the local planning authority'.

This scheme does not provide a dedicated car club space or bay on Townsend Yard or within the site boundaries. Instead, future occupiers will have membership and access to existing services provided by Zipcar, with a copy of the agreement submitted to confirm this.

Current Car Club vehicles operate in various locations in Highgate, including Church Road, Priory Gardens, Cromwell Avenue, Sheldon Avenue, Tudor Close, Hillside Gardens, Hurst Avenue, and Northwood Road. Data from the Council shows that car clubs play a role in reducing private car ownership, contributing to more sustainable urban transportation and providing environmental benefits.

The submitted detail of providing car club membership in relation to existing car club spaces is considered acceptable for the purposes of meeting the requirements of this condition and is viewed to be proportionate taking account of the nature of this scheme.

4. RECOMMENDATION - GRANT DISCHARGE

