



Officer Report

Application Number: HGY/2023/0541
Application Type: Full planning permission
Address: Land South of Holy Trinity Church, Philip Lane, Tottenham, London, N15 4GZ
Proposal: Conversion and extension of former nursery building to create new cafe space and external seating including replacement windows
Case Officer: Emily Whittredge
Valid Date: 22/02/2023
Applicant: Malene Oddershede Bach
Agent: Mr Tim Gebhard

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a proposed extension to the south and east sides of the former nursery building to create new cafe space and external seating, along with the replacement of windows and doors to the original building.

Site and Surroundings

The development site sits at the very heart of Tottenham Green Conservation Area and includes the early C20th single-storey former infant school annexe to grade II listed Holy Trinity Church, together with its separate locally listed vicarage. Immediately to the east of the church sits the grade II listed 1847 Infant school. The former C20th infant school annexe is deemed to be a positive contributor to the Conservation Area and forms part of a prominent group of heritage buildings located on the northern part of Tottenham Green.

Relevant Planning and Enforcement History

PRE/2023/0095

Meeting in relation to the planning application - HGY/2023/0541 (Proposed extension to create new cafe space and external seating)

CONSULTATION RESPONSE

Tottenham Conservation Area Advisory Committee

The church is grade 2 listed as is part of its wall, the old school building, the well and well house and the nearby High Cross. Its vicarage is locally listed. All are within the Tottenham Green Conservation Area.

Listed building consent is required for alterations to listed buildings.

Historic England publishes advice for development within the setting of heritage assets.

All new development in conservation areas should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the council's design guidance.

The Tottenham Green Conservation Area Appraisal and Management Plan requires applications to be supported by a design and access statement or heritage statement. This should include:

An assessment of significance of any heritage assets which may be affected including their setting;
An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and

An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

It is not possible to assess this application without these statements.

Officer Comment: A heritage statement was submitted following submission of the application.

Friends of Tottenham Green

The vacant Old Nursery building has lately been falling into disrepair, and also fostering anti-social behaviour, so Friends of Tottenham Green are delighted to hear that it will now be brought back into proper use. The cafe facility in particular will be a very welcome addition, and this proposed new glass extension to the building seems a considerable improvement upon the existing garage structure currently in situ. We do trust however, that these proposed alterations will be delivered using high quality materials, and in a manner which is sympathetic to the architectural heritage of the site.

I also note that, whilst the 3d render's 'proposed visuals' may seem to indicate a simplified exterior scheme that is entirely laid to lawn up to the southern boundary railings, from our discussions with the new tenant we are very pleased to hear that they do in fact plan to retain all the existing planted beds along the southern edge, which our community gardening volunteers have created here.

GLAAS

Support subject to conditions (refer to Archaeology section below)

LOCAL REPRESENTATIONS

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

No. individual responses: 4

Objecting: 0

Supporting: 4

The following issues were raised in representations that are material to the determination of the application and are addressed in this report.

Support

This will bring more joy for Tottenham Green and its surroundings

Bus drivers from Arriva Bus Garage at Philip Lane will have more places to relax on their break time, as we don't get many cafes near the garage

A great way to liven up Tottenham Green, which has for long been an underused and neglected space with no natural gathering points or natural surveillance.

It would make Tottenham Green a much more interesting place to visit and stay.

It will complement existing public spaces and buildings.

It will further enhance Tottenham Green as a vibrant cultural space.

Churchwarden on behalf of Holy Trinity Church PCC

Previously an Under 5's nursery, this premises has been in need of refurbishment and has been part derelict since 2015.

The Holy Trinity Church welcomes this scheme which will see the building being brought back in to use by the applicant. Tottenham Green has for a long duration of time, been a gathering point for anti social behaviour, and re-instating this building with its gardens will minimise these if not all together see them disappear, while also bringing some life back in to a park that is severely underused.

The garage building that is due to be demolished is of no historic or architectural interest, and the proposed extension and its aesthetics will compliment and highlight the church buildings surrounding it. The Holy Trinity Church and its members fully support the approval of this scheme.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. The impact of the proposed development on the character and appearance of the conservation area and the setting of the listed building
3. The impact on the amenity of adjoining occupiers;
4. Parking and highway safety

Principle of the development

The proposed development seeks to renovate and reuse a vacant historic building to provide workspace and a café with external seating. The proposed cafe is a former nursery, and bringing the building back into use is welcomed, subject to meeting all other policy objectives. The proposed removal of the later addition to High Road elevation is welcomed in principle.

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

DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 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. 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 which is supported by London Plan Policies.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment. DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

It is proposed to extend the Old Nursery Building by removing the later and unsightly garage to the front and to erect a single storey extension to be used as cafeteria with external seating for a community hub to be complemented by landscaped gardens to the immediate south of the site. It is also proposed to replace the rooflights and windows of the Old Nursery.

The removal of the garage from the front elevation of the Old Nursery Building is welcome in principle as a unique opportunity to declutter and unveil the character of the host building and of the setting of the listed church; whereas the proposed extension, thanks to its contemporary lightness and transparency sensitively complements and unveils the historic character of the Old Nursery and adjoining listed church, while connecting the host building with the landscaped garden of the Green.

The proposed extension, associated improvements to the Old School building and complementary landscape design are the result of a thorough design exploration throughout the extensive pre-application discussion that have focused on the repair and unveiling of the historic facades and architectural forms of the host building, on the sensitive design of a lightweight, honestly contemporary pavilion-like extension that successfully complements the character and materiality of the gabled elevation of the Old Nursery and the character and materiality of its listed neighbours. The well- rounded approach to both extension and landscape design aim to bring back into beneficial use and with improved accessibility the Old Nursery and the currently disused amenity space that will be reconfigured for external seating and gardens. The proposed extension and related garden will also reinforce the character of the Old Nursery as part of a valuable historic group, while bringing it back into enhanced and beneficial use.

The proposed extension draws on successful precedents in heritage setting such as the Garden Museum at Lambeth Palace and will be similarly complemented by elegant and contemporary signage to contribute to the experience and enjoyment of this heritage site.

The Conservation officer was consulted on the application and fully supports the final drawings, subject to conditions. The application is supported by a clear and convincing justification for the proposed works, it rests on a sound design rationale and provides sufficient information to assess the beneficial impact of the proposed scheme on this part of the Conservation Area and related heritage assets. The proposed works will conserve and reinforce the character and significance of the listed group that defines this stretch of Tottenham Green and its Conservation Area, will deliver several public benefits associated with the combined use of the extended building and complementary garden as community hub, and accordingly, the application is fully supported from a design and heritage point of view.

The impact on the amenity of adjoining occupiers

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

The development is located on a public green where congregation is frequent; therefore the provision of outdoor seating in association with the cafe would have no material impact on residential uses in the area. A condition will be added to restrict the use of amplified music and speech. The proposal is not considered to give rise to adverse effects on residential amenity in itself or over and above the existing lawful use of the site. As such, the proposal is acceptable in respect of neighbour amenity.

Parking and highway safety

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan 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. This is supported by DPD Policy DM31 'Sustainable Transport'.

The site is located within a PTAL of 6a/6b with very high public transport accessibility and the council would support the use of sustainable transport measures both for staff and potential customers. The London Plan (2021) requires 1 long stay space per 175 sqm and 1 short stay space per 40sqm for cafe uses. The cafe unit would measure approximately 100 sqm requiring at least two short stay cycle parking spaces.

There is no cycle parking included in the proposal; however there is adequate space on the site to provide secure cycle parking. As such, a condition will be added for details to be provided and approved.

CIL APPLICABLE

The development would create a net increase of less than 100 square metres and as such is not liable for CIL.

RECOMMENDATION

GRANT PERMISSION subject to conditions

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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated on the plans hereby approved.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 Prior to the commencement of the use, full details of the type and location of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The use shall not commence until a minimum of 2 short-stay cycle parking spaces for users of the development have been provided, in accordance with the London Cycling Design Standards. The details shall be implemented in accordance with the approved details 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.

- 5 At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with

- 6 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives and
- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. Where appropriate, details of a programme for delivering related positive public benefits
 - C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the

programme set out in the WSI.

Reason: To safeguard the archaeological interest of the site in accordance with Policy DM9 of the Development Management Development Plan Document 2017 and the NPPF.

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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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: Works to Trees(s) within a Conservation Area

It is brought to your attention that trees located within a conservation area which have a stem diameter of 75mm or greater, measured at 1.5m, are afforded protection. Works to such trees require that the Local Planning Authority be given 6 weeks written notice unless an exception applies. Such notification should be made electronically via the Planning Portal www.planningportal.co.uk

where there is guidance on completing the form and what supporting evidence may be required or if this is not possible via email to planningsupport@haringey.gov.uk.

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 205.

Watching Brief

An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.