

Officer Report

Application Number:	HGY/2024/3030
Application Type:	Full planning permission
Address:	George Meehan House, Woodside Park, High Road, Wood Green, London, N22 8YX
Proposal:	George Meehan House Annexe: Brick repairs, roof replacement, window replacement, removal of external generator and internal refurbishment. Car Park: Creation of new car park bays, a new EV charge point, boundary wall repairs and new perimeter fencing. Lighting: New external lighting around the site.
Case Officer:	Gareth Prosser
Valid Date:	04/11/2024
Applicant:	4 Mr James Barnett
Agent:	Mr Greg Clarke

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

George Meehan House is a locally listed building set within Woodside Park. The building is C19 designed as a residence for an East India Merchant in an Italianate style. The building went into municipal use at the end of the C19 and . The building retains its former procession routes, which are now used for vehicle access. The rear annex, where most of the works are proposed was constructed later in the early C20, has a more utilitarian, appearance but retains its original form.

The site is not located within a conservation area.

2. THE PROPOSAL

George Meehan House Annexe: Brick repairs, roof replacement, window replacement, removal of external generator and internal refurbishment.

Car Park: Creation of new car park bays, a new EV charge point, boundary wall repairs and new perimeter fencing.

Lighting: New external lighting around the site.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/0230 Full planning permission Decision Made Disposed 23/05/2024 George Meehan House, Woodside Park, High Road, Wood Green, London, N22 8YX Brick repairs, roof replacement, window replacement and internal refurbishment of the annexe building to the rear of George Meehan House.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: The works to the annex building predominantly relate to repairs and the materiality and design of the building is proposed to be maintained. The reuse of the existing slates is welcomed, and these should prioritise the west facing roof slope. The proposed works would restore the building and would be supported by conservation.

Regarding the proposed car park extension would remain enclosed behind the existing vegetation and historic brick wall, which would be maintained. The proposed surface and fencing would match the existing and this would have a neutral impact on the significance of George Meeham House.

There is no in principle objection to a renewed lighting scheme. The current lighting has been installed ad-hoc and is a mix of a variety of different styles and forms. However, no elevations of the proposed lighting have been provided, including where these are proposed to be attached to the front elevation of George Meeham House, and no specifications have been provided. The design of the lighting is important for the setting of George Meeham house, the park and potentially the nearby GII listed house. The positions shown on the plans seem logical and would generally be supported and it is recommended that the specification for the lighting, and elevations where these are on the building, could be either provided prior to determination, or through condition, to ensure the lighting is of sufficient quality.

- LBH Transportation: Overall, no objections from Transportation. (Officer comment: A CMP has been requested via condition. Given that the application is retrospective, officers consider this unnecessary).

Local amenity groups

The following local groups/societies made representations:

None

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

The following issues were raised in representations and are addressed further on in this report or below:

None.

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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.

George Meeham House is a locally listed building set within Woodside Park. The building is C19 designed as a residence for an East India Merchant in an Italianate style. The building went into municipal use at the end of the C19 and . The building retains its former procession routes, which are now used for vehicle access. The rear annex, where most of the works are proposed was constructed later in the early C20 has a more utilitarian, appearance but retains its original form.

The works to the annex building predominantly relate to repairs and the materiality and design of the building is proposed to be maintained. The reuse of the existing slates is welcomed, and these should prioritise the west facing roof slope. The proposed works would restore the building and would be supported by conservation.

Regarding the proposed car park extension, this would remain enclosed behind the existing vegetation and historic brick wall, which would be maintained. The proposed surface and fencing would match the existing and this would have a neutral impact on the significance of George Meeham House.

There is no in principle objection to a renewed lighting scheme. The current lighting has been installed ad-hoc and is a mix of a variety of different styles and forms. However, no elevations of the proposed lighting have been provided, including where these are proposed to be attached to the front elevation of George Meeham House, and no specifications have been provided. The design of the lighting is important for the setting of George Meeham house, the park and potentially the nearby GII listed house. The positions shown on the plans seem logical and would generally be supported and it is recommended that the specification for the lighting, and elevations where these are on the building, could be either provided prior to determination, or through condition, to ensure the lighting is of sufficient quality.

As such, officers consider the proposal to be modest, enhancing the locally listed building in accordance with the above policies.

Transport

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 proposal is for creation of new car park bays, a new EV charge point, boundary wall repairs and new perimeter fencing. The work has already been carried out and there are no objections from LBH Transportation.

Located to the rear of George Meehan House, the proposed new bays extend the existing parking area and improve parking facilities, providing EV charging points, encouraging sustainable transport modes.

As such, officers consider the proposal in accordance with the above policies.

Impact on neighbouring amenity

surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

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 the amenity of neighbouring residents.

The proposal brick repairs, roof replacement, window replacement, removal of external generator and internal refurbishment have no significant impact on the amenity of neighbouring properties. Similarly, the creation of new car park bays, a new EV charge point, boundary wall repairs and new perimeter fencing are all located at ground level, within the boundary and will have no impact. Given the separation distances of the site from adjacent neighbouring properties and the scale of lighting proposed, no issues with neighbouring amenity impacts resulting from the lighting are envisaged.

There would not be material loss of privacy to neighbouring properties. The proposal is therefore acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance, transport and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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 Prior to the commencement of external lightings works, detailed drawings to confirm the detailed design and materials of the:

a) Proposed lighting works

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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.

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: 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.