



Officer Report

Application Number:	HGY/2024/0927
Application Type:	Full planning permission
Address:	399-401 High Road, Tottenham, London, N17 6QN
Proposal:	Erection of garden wall to side and creation of children's play area (part retrospective); installation of one platform lift for disability access to north side of building and new staircase.
Case Officer:	Emily Whittredge
Valid Date:	22/05/2024
Applicant:	MR M. GUNGORDU
Agent:	MRS UMUT KILIC

RECOMMENDATION

Refuse

1. SITE AND SURROUNDINGS

Nos. 399-401 High Road lies within the Tottenham Green Conservation Area and is Grade II listed. An important aspect of the significance of the Conservation Area derives from the character of the historic open space of Tottenham Green, the concentration of large public and civic buildings in various styles dating from the late 19th and early 20th centuries, and buildings of various ages and types that illustrate the development of the area. The building lies between two locally listed buildings to the north and south, Nos. 391 and 413 High Road, and opposite a large swathe of locally listed buildings.

Nos. 399-401 High Road is a former pair of C18 Georgian Houses, and the last surviving example of dwellings that used to line the High Road. They were set in large grounds, clearly demonstrated by the large set back building line. The buildings were combined in the early C20 and suffered a significant fire in the 1980s. The building was rebuilt following the fire, however this lacked some accuracy and quality. The building still retains some significance (and its listing) and is considered a positive contributor to the significance of the Conservation Area because it retains its original form, scale, and appearance of the original C18 buildings including its large front gardens. The site's historic and aesthetic values should be maintained as part of any proposals.

2. DETAILS OF PROPOSAL

This is an application for: Erection of garden wall to side and creation of children's play area (part retrospective); installation of one platform lift for disability access to north side of building and new staircase.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant history in relation to the site is as follows:

SITE HISTORY

PLANNING CASES

1 - HGY/2024/2103

Proposal: Replacement of two damaged existing canopies (Retrospective)

Decision Date: 23 September 2024

Decision: Refuse

2 - HGY/2024/2216

Proposal: Listed Building Application for replacement of two damaged existing canopies (Retrospective)

Decision Date: 23 September 2024

Decision: Refuse

3 - HGY/2024/1288

Proposal: Listed Building Application for Erection of garden wall to side and creation of children's play area (part retrospective); installation of one platform lift for disability access to north side of building.

Decision Date:

Decision: Pending

4. INTERNAL & STATUTORY CONSULTATION

LBH Conservation Officer

There is no in principle objection to providing, or the creation of a playground, however the unauthorised level changes, the existing terrace and canopy to the north side make this more difficult. Looking at the plans from before these works, there appears to have been step free access via the existing level changes out to the road, which the unauthorised works have blocked/alterd. If there is the option of reinstating a ramp/sloped access, rather than a stairlift this would be a preferable means of level free access over platform lifts to the site from an accessibility point of view, and a conservation perspective in this instance. This should have been combined with the proposed second set of stairs to alter the terrace. In addition, there is insufficient information to make a full assessment, including about the various parts of unauthorised works which have affected their original level access. Ideally the proposed boundary wall and railings should include elevations which show these in context with the listed building and be indicated clearly on the site plan.

GLAAS

No objection.

5. LOCAL REPRESENTATIONS

The application was advertised by way of a site notice and press notice. No representations were received in response to notification and publicity of the application.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area.

7. ASSESSMENT

Design and impact on the character and appearance of the conservation area.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

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.

The application originally sought two platform lifts to the front of the building, but this was revised to propose one stair lift to the existing external stairs on the north side of the building. The application also seeks the erection of a new boundary wall and railings, with gate access, on the north side of the site to match the existing boundary. This has been partially constructed so the proposal is part-retrospective. Also proposed is an enclosed play area on the north side of the site, which involves excavation to level the land, and installation of a new staircase to the existing terrace.

Under the previous and current ownership, unauthorised works have taken place; principally the addition of a large timber structure to provide amenity space, and works to the boundary. Part of the timber structure is shown on drawing 240303-06 Revision A, as "pre-existing", which does not reflect the lawful condition of the building. Neither the existing or proposed site plan accurately reflect the lawful (pre-development) condition of the boundary and the unlawful development is not included in the proposal. From the submitted side elevation, it appears that part of the lift would be visible beyond the existing staircase, but no front elevation drawing has been provided to show the scale and appearance of the proposed lift as well as the play area, in context with the principal elevation of the building. As such, as noted by the conservation officer, these factors make a full and accurate assessment of the proposals difficult. It is also undesirable to include unlawful developments on plans where approval is sought.

The proposed boundary wall, railings and gates along the north boundary would be in keeping with the style and materials present at the front of the site, and there is no objection in principle to this aspect of the proposal, subject to accurate plans being submitted.

In respect of the proposed lift and play area, insufficient information has been submitted to allow a full assessment of the impact of the proposal on the character and appearance of the conservation area. The conservation area is a designated heritage asset and great weight should be given to the

asset's conservation. Based on the information provided, the local planning authority is not assured that the proposals would not result in harm to the Tottenham Green Conservation Area.

There are no amenity concerns raised in relation to the application otherwise.

8. CONCLUSION

The proposed development, by reason of insufficient information being provided, cannot be supported on grounds of assuring the conservation of the designated heritage assets in line with the requirements of the National Planning Policy Framework. As such, the proposal is not in accordance with Policy SP12 of the Haringey Local Plan 2017, Policy DM9 of The Development Management DPD 2017, Policy HC1 of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

9. CIL APPLICABLE

Not applicable.

10. RECOMMENDATION

REFUSE PLANNING PERMISSION

Refusal Reasons:

The proposed lift and play area, by reason of insufficient information being provided, is not considered to be in accordance with Policies SP11 and SP12 of the Haringey Local Plan 2017, Policies DM1 and DM9 of The Development Management DPD 2017, Policy HC1 of the London Plan 2021 and the NPPF.