LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 27/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0688 **Ward:** Tottenham Green

Date received: 04/03/2015

Drawing number of plans: jw610-105B and 106B

Address: 79 High Cross Road N17 9NR

Proposal: Conversion (and minor alterations to the building) of Part Ground and Part First Floor from Class B1A Offices to 2 apartments

Applicant: Mr M Patel

Ownership: Private

Site Visit Date:

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1) Development begun no later than three years from date of decision
2) In accordance with approved plans

Informatives:

1) The NPPF

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 Proposed development

- This is an application for Conversion (and minor alterations to the building) of Part Ground and Part First Floor from Class B1A Offices to 2 apartments

2.2 Site and Surroundings

- The application site is triangular in shape and located on the northern side of High Cross Road and south side of Monument Way. The site comprises a part three-storey, part two-storey block with a single-storey side projection known as Imani House, which was constructed under planning permission HGY/2000/1159.

- The site has no specific land allocation or policy constraints within the Proposals Map, but Site Specific Proposal land 20 is situated immediately to the east. Welbourne Primary School is located in close proximity to the south. To the east lies two-storey terrace properties on the north side of High Cross Road and multi-storey, flatted development on the southern end.

2.3 Relevant Planning and Enforcement history

- HGY/2014/0401 - Non material amendment following a grant of planning permission HGY/2013/1998 for relocation of two small balconies – approved 06/03/2014

- HGY/2013/1998 - Proposed change of use and alterations of Use Class C2 building to create mixed use development comprising Use Class B1 offices and 4 x 2 bed flats. – approved 21/11/2013

- HGY/2000/1159 - Demolition of existing buildings and erection of fourteen x one bed units and one x eight bed residential care home. – approved 20/11/2000

- COU/2011/00488 - change of use to secure residential unit – case closed 10/09/2012 following allowed appeals ref. APP/Y5420/C/12/2174350 & 2174351.

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Housing Renewal Service Manager
- Housing & Health LBH Cleansing
- LBH Building Control
- LBH Transportation Group

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 0 site notice displayed in the vicinity of the site and 33 letters

5.1 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 0
Objecting: 0
Supporting: 0

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact on the amenity of adjoining occupiers
3. Living conditions for future occupants
4. Parking and highway safety

6.1 Principle of the development

6.1.1 The loss of the B1a offices is acceptable in principle as the site does not fall within a designated area which seeks its protection. Equally, the offices are currently vacant, and the applicant has provided marketing evidence to confirm that the B1a office offices have received low interest since they were originally marketed in December 2013.

6.1.2 Local Plan Policy SP2 states that, "*The Council will aim to provide homes to meet Haringey's housing needs and to make full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the target of 8,200 homes from 2011-2021 (820 units per annum)".*

6.1.3 The preamble to this policy set out under para. 3.2.21 cites, "*The SHMA identifies a need for all sizes and tenures of housing, especially affordable one bedroom units, market and affordable two bedroom units, market and affordable 3 or more bedroom units. This represents a challenge for the borough in that many of those in priority need and in temporary accommodation require larger units. The Council will work closely with its partners to ensure the provision of a suitable and adequate mix of tenures and sizes of dwellings are provided over the plan period in accordance with SP2 and Tables 7.1 and 7.3 of the Housing SPD*".

6.1.4 The principle of providing residential use at this location planning land use terms has been established under the previous 2013 planning consent. The provision of 2 residential units on the site would therefore accord with the above policy in meeting the local housing targets.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policies 7.4 and 7.6 require buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.2.2 The proposed minor amendments to the north east elevation which include the new French doors with glass Juilettes are minor, and will not incur any loss of amenity currently enjoyed by residents living in the current flats on the site or those residing in the vicinity in meeting the above policies.

6.3 Living conditions for future occupants

6.3.1 Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance (SPG), November 2012, set out the minimum unit sizes for new residential development:

Unit type	Minimum GIA (sqm)
1 bedroom 1 person	37 sqm
2 bedroom 3 persons	61 sqm

6.3.2 In assessing the proposal against the above requirements, the two flats (37sqm and 62 sqm) will meet the minima. The minimum standards prescribed for individual rooms are set out in the London Plan such as 12sqm for bedroom, 8 sqm for single

bedroom, and 21sqm and 25 sqm for combined kitchen/diner/living 1 bedroom and 2 bedroom flats.

6.3.3 Only the combined kitchen/diner/living (18 sqm) would fail to comply with the minimum threshold, however the gross floor area of this flat will meet the overall unit size and the accommodation benefits from storage space. On balance, the proposed accommodation is of an acceptable level for future occupiers of the new development in generally meeting the policy thrust of Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor's Housing Supplementary Planning Guidance (SPG).

6.4 Parking and highway safety

6.4.1 Local Plan Policy SP7 recognises the need to minimise congestion and addressing the environmental impacts of travel. London Plan Policy 6.3 requires development proposal to the impacts on transport capacity and the network should be taken into account.

6.4.2 The site has a PTAL rating of 4 representing good access to a number of public transport links, and has not been identified as suffering from high parking pressures. 3 off-street parking spaces were proposed for the original 4 no. of 2 bed units. This current level of parking is deemed acceptable for the total number of units on the site, and against the good accessibility of the site and the lack of on-street parking controls within the surrounding streets.

6.5 Conclusions

6.5.1 The proposal is acceptable in principle as it would provide additional residential accommodation to meets the needs of the local community.

6.5.2 The proposed development would not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties.

6.5.3 The proposal does not prejudice existing road conditions, namely vehicular movement along High Cross Road and the local road network generally and would not have an adverse impact on pedestrian safety.

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

7. CIL APPLICABLE

There will be no increase in internal floor area and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0688

Applicant's drawing No.(s) jw610-105B and 106B

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
jw610-105B and 106B

Reason: In order to avoid doubt and in the interests of good planning.