LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 15/06/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1137 **Ward:** Fortis Green

Date received: 20/04/2015

Last amended date: 02/06/2015

Drawing number of plans: Design and Access Statement Revision B, Lifetime Homes Assessment Statement, 225_P_001, 225_P_100, 225_P_101, 225_P_110, 225_P_111 Rev A, 225_P_200, 225_P_210

Address: 2 Creighton Avenue N10 1NU

Proposal: Conversion of house into 4 flats with rear basement and ground floor extension and rear facing loft dormer

Applicant: Ms Alice Nash

Ownership: Private

Officer contact: Tobias Finlayson

2. 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
3) Sound insulation
4) Cycle storage

Informatives:
1) Street numbering

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the conversion of house into 4 flats with rear basement and ground floor extension and rear facing loft dormer

Site and surroundings

3.2 The application site comprises a two-storey, semi-detached property located on the eastern side of Creighton Avenue. It is neither listed nor within a conservation area. The surrounding area is predominantly residential.

Relevant planning history

3.3 No planning or enforcement history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- LBH Planning Enforcement
- LBH Housing
- LBH Cleansing: The planning application has been given a RAG traffic light status of AMBER for waste storage and collection
- LBH Transportation: The highway and transportation authority does not wish to object to the above application subject to the imposition of a condition requiring provision of appropriate cycle parking.

External:

- London Fire Brigade
- Thames Water: No objection

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 13 letters to neighbouring owner/occupiers. 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: 1
Objecting: 1
Supporting:
Neither:

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Not objecting to the principle of converting number 2 Creighton Avenue into flats - objection relates to the number of flats and its consequent adverse impact.
- Significant implication for noise levels for adjoining property.
- Concerned about impact on the water table.
- Lesser concern that the proposal is likely to increase the need for parking spaces.

6. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development;
2. Living conditions for future occupants;

3. The impact of the development on the character and appearance of the conservation area;
4. The impact of the development on the amenity of adjoining occupiers;
5. Parking and highway safety; and
6. Waste management.

Principle of development

6.2 The principle of introducing residential units at the site would meet the intent of the NPPF 2012, London Plan 2015 policy 3.3 and Local Plan 2013 policies SP1 and SP2, albeit all other material planning considerations are to be met. In addition, the property is not located within a restricted conversion area and is large enough to be converted into the 4 proposed units.

Living conditions for future occupants

6.3 London Plan 2015 policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.

6.4 In assessing the proposal against these requirements the proposed units would accord with the minimum unit size requirements. In addition, the minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform comfortably to these standards. Furthermore, the proposal would provide sufficient private amenity space for each unit. Therefore, the proposal would provide an acceptable level of amenity for future occupiers.

Impact on character and appearance of the conservation area

6.5 Saved UDP 2006 policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF 2012, SPG2 ‘Conservation and archaeology’, saved UDP 2006 Policies UD3 and CSV5, London Plan 2011 Policy 7.8 and Local Plan 2013 Policies SP11 and SP12.

6.6 SPG1a ‘Design guidance’ states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

6.7 The additional bulk to be added to the property is a rear basement, ground floor extension and a rear facing loft dormer, which are all of an appropriate size that will not dominate the host building. Furthermore, these types of additions are common forms of residential alterations and will be of appropriate materials so as not to harm the character or appearance of the building or surrounding area.

Impact on the amenity of adjoining occupiers

6.8 Saved UDP 2006 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 2015 policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.9 The proposed basement floor would match the extension at the adjoining property to the north (#4) and the ground floor rear extension would be sufficiently separated so as not to unduly harm the amenities enjoyed by the occupants of that adjoining property with regards to loss of daylight/sunlight, loss of outlook or increased sense of enclosure.

6.10 The objections from the adjoining property (#4) are noted. Given the current arrangement of the site, general ground and hydrological conditions in the area and the limited increase in the extent of the hardsurfacing on site the proposal will not affect the ground water conditions. The Council's Transportation team do not object and raise concerns in respect of parking. A condition will be imposed seeking details of the sound insulation to the party wall.

6.11 The adjoining properties to the south fronting Pages Lanes will be sufficiently separated by their rear gardens so as not to suffer any undue harm to the residential amenities enjoyed by the occupants of those properties.

6.12 Given the size and position of the proposed dormer it will not harm the residential amenities enjoyed by the occupants of neighbouring properties.

Parking and highway safety

6.13 The Council's Transportation Team has assessed the proposal and do not raise an objection concluding that the proposed conversion will not generate any significant increase in traffic or parking demand which would impact local highway network. Consequently the transportation and highways authority would not object to this application subject to the imposition of a condition requiring provision of appropriate cycle parking.

6.14 Overall, the proposal is considered to be acceptable with regard to parking and highway safety and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2015 policy 6.9 and Local Plan 2013 policy SP7.

Waste management

6.15 The LBH Waste Management Team has not objected to the proposed development. Furthermore, there is sufficient space within the front of the property to accommodate a dedicated area providing sufficient refuse and recycling stores.

Conclusions

6.16 The principle of development is acceptable, it will provide an acceptable level of accommodation for future occupants, will not harm the character and appearance of the surrounding area, will not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties, will not harm parking or highway safety and will provide appropriate waste management facilities.

6.17 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

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Local or Mayoral CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1137

Applicant's drawing No.(s) Design and Access Statement Revision B, Lifetime Homes Assessment Statement, 225_P_001, 225_P_100, 225_P_101, 225_P_110, 225_P_111 Rev A, 225_P_200, 225_P_210

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:

   Design and Access Statement Revision B, Lifetime Homes Assessment Statement, 225_P_001, 225_P_100, 225_P_101, 225_P_110, 225_P_111 Rev A, 225_P_200, 225_P_210

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

3. No development shall take place until a detailed scheme of noise insulation measures for between the application sit and the adjoining property (4 Creighton Avenue) has been submitted to and been approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall take into account the provisions of BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

   Reason: In order to safeguard the amenities of adjoining residential occupiers.

4. Prior to first occupation of the development hereby approved the applicant is required to provide 7 (seven) secure sheltered cycle parking spaces.

   Reason: To encourage the use of sustainable modes of transport and to comply with London Plan standards.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

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: 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.