**LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS** 14/09/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

## 1. APPLICATION DETAILS

**Reference No:** HGY/2015/2111 **Ward:** West Green

**Date received:** 21/07/2015

**Last amended date:n/a**

**Drawing number of plans:** GG/15/1 and GG/15/2

**Address:** 207 Langham Road N15 3LH

**Proposal:** Conversion of ground floor shop unit into self-contained studio flat

**Applicant**: Mr & Mrs George Georgiou

**Ownership:** Private

**Officer contact:** Eoin Concannon

## 2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

## 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### Proposed development

3.1 This is an application for conversion of existing A1 retail unit to a studio flat.

### Site and Surroundings

3.2 The application site is located on the west side of Langham Road and comprises a mid terrace building with a vacant commercial unit and rear studio flat on ground floor as well as one residential on the upper floor level.

3.3 Woodgreen Town Centre boundary is situated approximately 50 metres to the north west of the site. The subject property is not a listed building or situated within any designated area.

### 3.4 Relevant Planning and Enforcement history

| Wizard | Reference Number | Decision | Decision Date | Address | Notes |
|---|---|---|---|---|---|
| Planning | HGY/1993/0775 | GTD | 14-12-93 | 207 Langham Road London | Erection of 1 metre wall to front of building. |
| Planning | HGY/2014/1557 | GTD | 28-07-14 | 207 Langham Road London | Conversion of rear of ground floor to a studio flat and demolition of a single storey rear store to provide rear |

## 4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

The following responses were received:

Internal:

1) LBH Transportation Team: No objections received.

2) LBH Waste Team: No objections

External:

3) London Fire Brigade: No objections

## 5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of letters to adjoining properties. 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:
Objecting: None
Supporting: None

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

## 6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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;
5. Waste Management;

## 6.1 Principle of the development

6.2 The proposal involves the creation of additional residential units. The proposal is supported by the National Planning Policy Framework (NPPF) 2012 chapter 6 Delivering a wide choice of quality homes, London Plan 2015 Policies 3.3'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. London Plan 2015 Policy 3.8 also seeks to provide a genuine choice of homes that meet Londoners requirements for different sizes and types of dwellings.

6.3 TCR4 of the Saved UDP seeks to protect Local Shops where it is likely to have an adverse affect on the vitality and viability of the area. The property is not within a Local Shopping Parade/Centre and has remained vacant for some time. It is also situated approximately 50 metres from the Woodgreen Town Centre boundary which does provide a broad range of shops and services. The existing commercial unit is restricted in size (28m2) and given this floorspace and its positioning in close proximity to a larger town centre, it would be difficult to operate a viable business from the unit. The loss of the retail would therefore be acceptable in principle subject to a suitable replacement use.

6.4 It is considered that the existing housing mix of 2 studios units on ground floor and 1 x 2 bedroom unit at 1st floor would not provide a suitable housing choice. Studio units are normally granted where there are limitations/constraints to the site. Given the recent planning permission for rear unit, it is considered that ground floor would be best served by a larger unit rather than 2 studios which fail to provide suitable standard of accommodation. As such, whilst the lost of the shop would be acceptable, the overall housing mix would not be appropriate for the site given the substandard nature of each unit.

## 6.5 Impact on the amenity of adjoining occupiers

6.6 The London Plan 2011 Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.7 The conversion of the property would have no adverse impact on residential amenity. The application is solely for a conversion with no operational development proposed. The property would provide a studio for one person and it would not lead to any adverse impact on noise and disturbance.

## 6.8 Living conditions for future occupants

6.9 London Plan Policy 3.5 has introduced new minimum floorspace standards into the development plan along with other prescriptive guidance (around garden space and internal layout) which aims to improve the quality of housing. The supporting text to

London Plan Policy 3.5 emphasises that compliance with floorspace standards is a part of delivering the Mayor's housing policy. The Mayor's Housing SPG provides further guidance on the London Plan policies. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11.

6.10 The proposal would involve reducing the overall size of the recently approved rear ground floor unit (HGY/2014/1557) and providing 2 smaller studio units. In general studio unit would acceptable in exceptional cases where limited space available. Given the recent planning permission for a similar studio to the rear, it is considered that the ground floor could be best served by a different choice of housing mix.

6.11 Whilst both units would meet the minimum floor space standards for studio units the overall layout and positioning would compromise the living standards of future occupiers of the units. The main living space to the front studio would project onto a busy highway with small an enclosed space for refuse and services of the building. The window serving this ground floor unit would be adjacent to the entrance and which also serves the rear ground floor flat and upper flat also, This would impact on the occupiers' amenity from coming and goings especially when the services for the flats would be situated to the front of the property. With one window and a rooflight serving this front floor unit, it would provide a poor level of accommodation that fails to provide a satisfactory living environment for future occupiers of the site due to its poor outlook, light and overall layout. It would therefore be contrary to policies 3.5 of the London Plan.

6.12 Parking and highway safety

6.13 Local Plan (2013) 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

6.14 The Council's Transportation Team has been consulted and advises that the proposed conversion is likely to bring about a small reduction in person trips compared with the existing retail use. The access arrangements remain unchanged under the proposal i.e. the existing pedestrian access in Langham Road is retained.

6.15 The only requirement that appears to have been overlooked is the need for cycle parking provision – 1 space per dwelling as per the recommendations in the Further Alterations to the London Plan (FALP, 2015).Whilst the provision of 1 cycle parking space is desirable, officers appreciate that it is not always possible to meet this requirement under this type of proposal, and would therefore not insist on it, if there are constraints that preclude this provision.

## 6.16 Waste Management

**6.17** London Plan policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage' requires development proposals to make adequate provision for waste and recycling storage and collection.

**6.18** The proposal illustrates that the bins would be stored to the front of the property. This is a similar arrangement to the existing properties along the street and considered acceptable.

## 6.19 Conclusions

- *Overall due to the poor standard of accommodation, it would have a detrimental impact on future occupiers' living standards. The provision of 2 studio flats at ground floor is not an appropriate housing mix and would be better served by a larger unit. As such, the proposal is recommended for refusal.*

- 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

## 7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## 8. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2015/2111

Applicant's drawing No.(s) GG/15/1 and GG/15/2

For the following reason(s)

1. The proposed conversion involves the over-intensive subdivision of the property resulting in sub-standard accommodation by reason of poor layout resulting in an unsatisfactory relationship between individual units to the detriment of future occupiers, contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2011, Policies SP2 and SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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