LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2141 **Ward:** Crouch End

Date received: 27/06/2016

Drawing number of plans: 2Cool-Plan-001

Address: Flat 2 8 Coolhurst Road N8 8EL

Proposal: Internal alterations to join Flat 2 to the flat above

Applicant: Ms Franki Goodwin

Ownership: Private

Officer contact: Zulema Nakata

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the conversion of two self-contained 1-bedroom flats into one 3-bedroom property, by the installation of an internal spiral staircase and internal alterations.

Site and Surroundings

3.2 The property is a large detached house converted into 6 self contained flats, situated on the corner of Coolhurst Road and Coleridge Road, east of Crouch End Broadway, within the Crouch End Conservation Area.

Relevant Planning and Enforcement history

3.3 A number of applications have been submitted to the Council on the property over a number of years and those relevant to this application are as follows:

- HGY/2016/1116 – Certificate of lawfulness for incorporation of flats 2 and 4 into a single residential dwelling unit. PERMISSION REQUIRED, 06/06/2016
- HGY/2016/0368 – 8A Coolhurst Road; Full planning application for the demolition of external porch and extending kitchen and new porch, GRANTED, 29/03/2016
- OLD/1960/0148 – Full planning application for the conversion into six self contained flats and three garages. GRANTED, 28/09/1960

- OLD/1960/0593 – Full planning application for the conversion into six self contained flats and erection of five garages. REFUSED, 27/07/1960

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Ward Councillors
- Local Residents
- Hornsey CAAC

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 45 letters. 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

Principle of the development

6.1 Policy DM16 seeks to maintain a supply of larger family homes to meet local need. Although the proposal results in a loss of two separate 1-bed units, it yields a 3-bedroom family sized dwelling. Given that the Council has concerns about loss of family housing with regard to flat conversions in other policies, it is considered that the proposal would not lead to an undue loss of accommodation in the wider sense. In fact the development here will serve to improve living conditions within the building by providing a flat of better quality and size.

Impact on the character and appearance of the conservation area

6.2 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

6.3 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 should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology'.

6.4 There are no works proposed to the external facade of the property, therefore the proposal is policy compliant as there will be no impact on the character and appearance of the conservation area.

Conclusions

6.5 The proposed conversion of the two flats into a single family sized unit counts towards addressing the significant loss in the availability of family housing across the borough and is therefore supported. There are no proposed external works and therefore there will be no impact on the character or appearance of the conservation area.

6.6 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

7.1 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

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/2141

Applicant's drawing No.(s) 2Cool-Plan-001

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 approved plans comprise drawing nos 2Cool-Plan-001. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.