

# P E M B R O K E

## P L A N N I N G

Planning Department  
London Borough of Haringey  
Planning, Regeneration & Economy  
Level 6  
River Park House  
Wood Green  
N22 8HQ

Planning Portal Reference PP-11592553

3 October 2022

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**3 THE BROADWAY, CROUCH END, LONDON N8 8DS**

On behalf of Ironstone UK Ltd, the owner of the above property, we have been instructed to prepare and submit a planning application in connection with the above property. The accompanying planning application relates to:

*“Conversion of the first and second floor of 3 The Broadway into two x two bed flats  
together with construction of a rear dormer “*

In connection with the above we attach the following:

- Application form duly signed and dated for the approval of details;
- CIL Form 1 Additional Information;
- Design and Access Statement, prepared by Modulor Studio Ltd;
- Heritage Statement, prepared by Abrams Archaeology;
- Site Location Plan Reference 21001 PL 001 A;
- Existing Ground Floor Plan Reference 21001 PL 010 A;
- Existing First Floor Plan Reference 21001 PL 011 A;
- Existing Second Floor Plan Reference 21001 PL 012 A;
- Existing Roof Plan Reference 21001 PL 013 A;
- Existing Sections Reference 21001 PL 040 A;
- Existing Elevations Reference 21001 PL 070 A;
- Proposed Ground Floor Plan Reference 21001 PL 110 A;
- Proposed First Floor Plan Reference 21001 PL 111 E;
- Proposed Second Floor Plan Reference 21001 PL 112 E;
- Proposed Third Floor Plan Reference 21001 PL 113 E;
- Proposed Roof Plan Reference 21001 PL 114 D;
- Proposed Sections Reference 21001 PL 140 E;
- Proposed Elevations Reference 21001 PL 170 E;
- Velo Box Cycle Storage Details;
- Photograph Sheet.

A planning fee of £924 (relating to two new dwellings (2 x £462) plus Planning Portal Service Charge (£28) has been paid directly through the Planning Portal (PP-10388036) for application VOID/2021/3589 which was never validated nor refunded. As such, that fee should be transferred to this application.

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### ***Site Description***

The application site is located in Crouch End which is in North London to the north of Archway, east of Highgate, south of Wood Green and west of Haringey.

Situated on the western side of The Broadway, the road joins Crouch End Hill to the south and Broadway Parade to the north. At the junction where The Broadway meets Crouch End Hill and Crouch Hill as well as Coleridge Road is a parade of shops where the application property is located.

No.3 The Broadway is a three storey brick built buildings with commercial use at ground floor level. It was occupied by Oliver Bonas at ground floor level who have recently vacated the property. The upper level was occupied as a single three bed maisonette which measures 139.2 sqm in size.

The ground floor of the property is accessed from the front which is the public entrance commercial unit. There is also a separate access from the rear directly onto Coleridge Lane.

The site is located within the Crouch End Conservation Area. The Character Appraisal identifies the existing building as having a positive contribution to the character and appearance of the Conservation Area.

The Character Area Appraisal states at paragraph 4.8 that nos. 3 to 9 (odd) are a late 19th Century terrace of two storey buildings with an attic floor in flat topped half dormers. They are constructed in pale Gault brick with contrasting red brick window dressings, string course and eaves cornice and tall chimney stacks with terracotta pots. Each unit has a central twin sash beneath a wide cambered arch on upper floors; the second floor attic window extends above the eaves into the half dormer. Unfortunately, none of the original ground floor shopfronts or surrounds remains intact, but the buildings are still considered to make a positive contribution to the streetscape.

### ***Application Proposals***

It is proposed to convert the upper floors of unit 3 The Broadway into two residential units. Access would be as existing and taken directly from Coleridge Lane.

At first floor level it is proposed to provide a two bed self contained flat. The flat would be a 2 bed 4 person flat. Bedrooms would be to the rear of the property with the kitchen / living room to the front. Bike and bin store would be positioned to the rear with the bin store being at ground floor level. A ramp would be added to the staircase to provide easy access for cycles. Private external amenity space would be positioned to the rear of the property with low level planting to provide an element of privacy.

At second floor and roof level, a two bed flat would be provided. The entrance would be from Coleridge Lane and accessed via an internal staircase. At second floor level there would be one bedroom (a double) as well as a bathroom.

At roof level a second bedroom and en-suite would be provided. There would be a rear dormer built into the roof which would provide additional floorspace. There would be no increase in the ridge height and would therefore not be visible from The Broadway, and the dormer has been positioned to not dominate the roof slope.

### ***Planning History***

OLD/1947/0041

Alterations to form one flat

OLD/1972/0092

Use of basement, ground, first and second floors as Bulleting branch offices.

OLD/1972/0093

Installation of new shop front

OLD/1972/0094

Display of one illuminated fascia sign and projecting sign

OLD/1973/0137

Use as shop and restaurant

OLD/1973/0138

Installation of new shopfront

OLD/1973/0965 – Refused

Display of illuminated fascia sign and illuminated projecting box sign.

#### Other relevant history

No.7 The Broadway

HGY/2006/0978

Conversion of 1st and 2nd floors to create 1 x two bed and 1 x one bed self contained flats. Provision of staircase to rear to access 2nd floor flat.

The main issue in the above case for the use of the property as two self contained flats focused around parking. In allowing the appeal, the Inspector described it as being reached from Coleridge Lane via an external staircase and whilst vacant could have provided a four bedroom unit. There was sufficient overnight on-street parking in the immediate area to accommodate parking associated with the proposal. He also considered the proposals to be an efficient use of land and would help meet identified local housing needs.

#### ***Pre-Application Advice***

Pre-application advice was sought from LB Haringey (PRE/2021/0119) in connection with the conversion of the upper floors into two flats.

The pre-application advice confirms that the Council supports the principle of additional housing however any proposal should preserve or enhance the conservation area.

The advice goes on to note that the proposed rear extension works would obscure the rear elevation of the host building and its spatial relationship with adjacent buildings and is not supported from conservation grounds. The dominance of the original architectural features, style, and its overall integrity would be lost and subsumed by the proposed works. They would fail to 'preserve or enhance' the CA or satisfy planning policies.

The proposed rear dormer would be excessively large and visually top-heavy and overbearing relative to the property and its host terrace. It would obscure the architectural composition of the host building and would dominate the rear elevation. As such, it would not be supported.

To satisfy planning policies, the dormer should not read as a top-heavy, visually dominant addition which subsumes the original roof of the property and appears as a continuation of the rear elevation, as would arise under the proposed design. Instead, it should be subordinate and subservient to the original roof, so that the original form and architecture remains visible, to at least 'preserve' the CA. By setting in the dormer approximately 0.5m from the far side (No.5) and retaining a gap above/below the respective eaves/ridge heights of the main roof, this would be achieved. Due to the relationship with No.1, it would not need to be set in from that side as that roof is deeper and taller and such a set-in would have limited merit. Similar dormer examples exist at the rear of Nos 34-36 The Broadway for reference. Contemporary materials such as their finish would be acceptable.

In summary, only the rear dormer extension/alteration would be supported, subject to a reduced subordinate size. As can be seen from the application submission, these comments were taken on board and the scheme amended to reflect the comments. The rear terrace and extension has been removed and the rear dormer window has been significantly reduced in size.

## ***Planning Policy***

### National Planning Policy

The Government published the National Planning Policy Framework (NPPF) in July 2018 and updated in 2019, replacing the series of Planning Policy Guidance Notes and Planning Policy Statements. The NPPF is a material consideration in planning decisions, as it sets out the Government's planning policy guidance for England and how this is expected to be applied.

Economic objective is defined as building a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

Social objective is defined as supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

The environmental objective is identified as contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land.

In terms of decision making, paragraph 38 notes that local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 118 encourages multiple benefits from urban schemes including through mixed use schemes. Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Paragraph 120 requires local planning authorities to take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.

Paragraph 123 notes that local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the London Borough of Haringey comprises the following documents:

- The London Plan, adopted in 2021;
- Haringey's Strategic Policies 2013 – 2016 (formerly the Core Strategy) March 2013; and
- Haringey's Development Management DPD, adopted July 2017.

The properties are identified on the planning proposals map as being within:

- a District Centre;
- a Primary Shopping Area;
- a Primary Shopping Frontage;
- the Crouch End Conservation Area;
- Viewing corridor of St Paul's and wider setting;
- A Critical Drainage Area; and
- Family Housing Protection Zone (Policy DM16)

### ***Principle of Residential Units***

Paragraph 118 of the NPPF notes that there are multiple benefits from urban schemes including mixed use schemes. It provides substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

The London Plan seeks to take into account the local context and character. Development should optimise housing output for different types of location within the relevant density range. The Plan seeks housing developments to be of the highest quality internally, externally and in relation to their context and to the wider environment.

Paragraph 1.2.55 *Flats above Shops* of the Mayor's Housing SPG dated March 2016 and updated in August 2017 states that bringing forward housing in under-used upper floors along high streets can enhance high street vitality and improve perceptions of safety during the evenings. Scope for the conversion or redevelopment of surplus or obsolete commercial space along high streets and mixed use redevelopment at higher densities should be explored and identified through Local Plans and town centre strategies, ensuring this supports wider efforts to revitalise and regenerate high streets.

Policy SP2 *Housing* of the Strategic Policies seeks to maximise the supply of additional homes in the borough to meet and exceed the annual housing target for Haringey as set out in the London Plan.

Policy DM41 New Town Centre Development notes that proposals for new retail, leisure and cultural uses within Metropolitan and District Town Centres, and Local Centres, will be supported where they inter alia contribute to the delivery of Haringey's spatial strategy. One of Haringey's spatial strategies is to provide homes to meet Haringey's housing need and to make full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

The 2020 Housing Delivery Test (HDT) results were published on 19 January 2021 and as a result the LPA is now subject to the 'presumption in favour of sustainable development' and paragraph 11d of the NPPF is relevant. The Council's delivery of housing over the last three years is substantially below its housing target and so paragraph 11d) of the NPPF is engaged by virtue of footnote 7 of the NPPF.

### ***Residential Conversions***

Policy DM16 Residential Conversions states that in order to maintain a supply of larger family homes to meet Haringey's housing need, the Council will only permit the conversion of a larger home to small self contained homes where they meet certain criteria.

Where the property is within 'Family Housing Protection Zone' as the pre-application site is then the policy states that conversion will only be acceptable where they comply with criteria (b-g) and result in no net loss in the number of family sized units.

B) The gross original internal floor space of the existing dwelling is greater than 120sqm (it has been measured at 139.2sqm)

C) the proposal satisfies all other relevant policies including internal space standards, satisfactory levels of amenity space, privacy, daylight, parking and access and adequate convenient refuse storage and collection.

D) internal layout is fit for purpose and minimizes noise transfer between homes;

E) the external design does not detract from the appearance of the property or the street scene;

F) the balance of hard and soft landscaping on the forecourt does not detract from the appearance of the property or the street scene;

G) the proposal provides for a mix of unit sizes in line with Policy DM11.

The principle of residential on the upper floors of the application property was considered acceptable at pre-application stage. The principle of two residential flats should therefore be acceptable, subject to the other considerations.

### ***Dwelling Mix***

Policy H10 (Housing Mix) of the London Plan states that schemes should generally consist of a range of unit sizes. In order to ensure the best possible mix, schemes should have regard to the nature and location of the site with a higher proportion of one and two bed units being generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity as well as optimise housing potential on sites.

The proposed use as two x two bed flats would provide the most efficient use of this brown field site.

Policy DM16 Residential Conversions states that for the reasons identified above, and the fact that the Local Plan is not reliant on conversions to meet its strategic housing target, the Council will restrict further residential conversions in areas of the Borough identified as already having a high concentration of converted properties. This will ensure the Council can protect the remaining existing stock of family houses (3+ bedrooms) within these areas (see Figure 3.1 'Family Housing Protection Zone'5), and to ensure that, across the Borough, the range of Haringey's housing needs can be met.

The Council will allow for the conversion of larger homes to smaller self contained homes where

B) The gross original internal floor space of the existing dwelling is greater than 120sqm  
As noted above, the existing unit measures 138.4sqm and therefore exceeds the 120sqm minimum threshold.

C) the proposal satisfies all other relevant policies including internal space standards, satisfactory levels of amenity space, privacy, daylight, parking and access and adequate convenient refuse storage and collection.

Amenity space as well as bike storage and bin storage would be provided to the rear of the unit and accessed directly from Coleridge Lane.

D) internal layout is fit for purpose and minimizes noise transfer between homes;

The constriction of the units would be sound proofed to minimize any transfer of noise from one unit to the other.

E) the external design does not detract from the appearance of the property or the street scene;

The only alterations to the property are to the rear. It is proposed to use a design which is in keeping with the building and good quality materials which would enhance the rear of the property. Further information on the design and materials can be found in the Design Statement submitted with the pre-app submission.

F) the balance of hard and soft landscaping on the forecourt does not detract from the appearance of the property or the street scene;

As noted above, there would be no changes to the front of the property. The only changes to the rear would enhance the appearance through the use of good quality materials.

G) the proposal provides for a mix of unit sizes in line with Policy DM11.

The proposals are for two x two bed flats.

### ***Standard of Accommodation***

In addition to the high quality design requirements of Policy DM1 of the Haringey Development Management DPD (2017), Policy DM12 of the DPD states that all new housing must be of a high quality. The London Plan states that housing developments must be of a high-quality internally and externally. This Plan also sets out space standards for dwellings. The government's 2015 'Technical housing standards – nationally described space standard' (NDSS) is also relevant.

It is proposed to provide two flats in total. The first floor flat would be a 2 bed, 4 person flat and measure 79.5sqm. This is in excess of 70sqm being the minimum size.

The second floor flat would be a two bed, four person flat and extend to 83.4sqm. This is above the minimum standard of 79sqm.

Both flats would have access to external amenity space to the rear of the property.

### ***Residential Amenity***

The London Plan requires development not to cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

As can be seen from the accompanying plans, there would be no overlooking as a result of the proposals and all amenity space would be to the rear. As such, no other property would be affected.

### ***Transport***

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. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The proposed planning application does not have any on site car parking. It is envisaged that any parking would be provided on street as currently is the case. Cycle parking (2 spaces per unit) would be provided to the rear of the property within covered, secure enclosures.

The site has a PTAL score of 3 which is classified as “moderate” due to its proximity to a bus stops along The Broadway. The site is within a Controlled Parking Zone (CPZ) and there is no provision for parking to be accommodated on-site.

### ***Refuse and Recycling***

There is a requirement of a 1100 litre eurobin per 6 dwellings to be collected once per week. A timed collection and schedule could be arranged with the Council’s Refuse and Recycling team. The above provision is laid out in the councils Sustainable Design & Construction Supplementary Planning Document (March 2013) with the collection being from Coleridge Lane as per the other units.

The bins are shown on the application drawings (1 x 360ltr for general waste and 1 x 360ltr for mixed recyclables) and would be accessed directly from Coleridge Lane just like the other units deal with their refuse.

### ***Conclusion***

The application submission proposes to use the upper floors of 3 The Broadway for two flats.

The existing flat measures 138.4sqm and is therefore acceptable for conversion into two flats provided it meets the requirements within Policy DM16.

The two flats which are proposed to be provided are two x two bed flat. Both flats would exceed the minimum standards at 79.5sqm and 83.4sqm.

Both flats would provide external amenity space located to the rear of the building at first floor level.

Bike and bin stores would be provided to the rear of the properties.

There would be no change to the front elevation of the property which would remain as existing.

A new rear roof dormer would be provided to the rear however this would be seen in the context of a different roof form next door (no.1 The Broadway) and also the nearest property on Coleridge Road which has a large rear dormer. The pre-application advice has been reviewed and the scheme amended to reflect the advice provided.

The proposal would provide addition residential units within a town centre location and above town centre uses with the additional residential units would count towards the Council’s housing target at present there is a presumption in favour of sustainable development.

I trust the above and enclosed provides sufficient information to register and validate the planning application. We would welcome the opportunity to discuss this proposal with officers in due course.

Yours faithfully



David Graham

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Encl.