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Design Statement

187 Westbury Avenue, London, N22 6RX

1. Introduction

Background

This design statement accompanies a planning application for the change of use of 187 Westbury Avenue, London N22 6RX from a residential dwelling (Class C3) to a HMO for up to six individual tenants (Class C4) – Retrospective.

This statement seeks to describe and illustrate the proposals, provide detail in respect of the site context and assess the scheme in relation to the relevant adopted Planning Policies.

Within the London area, there is a shortage of good quality, affordable and flexible living accommodation. The GLA's Housing Supplementary Planning Guidance identifies the important role of well managed and maintained Houses in Multiple Occupation in providing valuable accommodation.

Site Description

The application site is located at 187 Westbury Avenue, London N22 6RX.

The site is located on west side of Westbury Avenue, close to the junction with Lordship Lane. It is located in an established residential area. The application property is a large 2/3 storey terrace property, set back off the road by a small walled forecourt at the front. The existing property dates from the latter half of the 19th Century and consists of a 6-bedroom HMO arranged over three floors.

The property has been previously extended by means of a ground floor rear extension and roof extension.

The site is located in a sustainable location with good bus and rail links in close proximity at Wood Green and Turnpike Lane. In addition, the commercial centres of the aforementioned, provide extensive shopping, social and commercial facilities.

The application site does not fall within a conservation area and the subject property is not listed.

Planning History

Below is a list of previous planning applications submitted:

HGY/2007/0365 - Replacement of existing single storey rear extension with new single storey rear extension. Approved-2/15/2007

HGY/2022/1603 - Certificate of lawfulness for the existing use of the property as a small 6-person HMO (Use Class C4). Refused-5/27/2022

Licensing History

There are no records of any Council licenses being issued in respect of this property based on the Council's internet records.

A search of the Council's licence register reveals that there are currently two licensed Houses in Multiple Occupation with the same postcode on 189 and 191 Westbury Avenue N22.

2. The Proposed Development

Proposal

The enclosed application relates to the following works:
Use of property as a 6 person HMO (Retrospective).

The property has 6 rooms set over 3 floors, together with a communal kitchen and living area on the ground floor. There are also 3 communal WCs and a bathroom. Room 6 (within the loft) has its own self-contained shower room.

The rooms are for the use of six individual occupants.

The property has been used in this manner since May 2010.