

## **Planning Statement (including Heritage Statement)**

Change of use to 9no.dwellings (Use Class C3), extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new/altered/replacement windows and doors, new rooflights, alterations to cladding and rear terraces, landscaping works and provision of cycle store.

108-110 Colney Hatch Lane, Haringey, London N10 1EA



## Introduction

- This statement has been prepared to support the following development at 108-110 Colney Hatch Lane.
  - Change of use to 9no.dwellings (Use Class C3), extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new/altered/replacement windows and doors, new rooflights, alterations to cladding and rear terraces, landscaping works and provision of cycle store.
- 1.1.1 TMP Planning Ltd act as planning consultants for the applicant.

## 2. Site Context

- 2.1.1 The site lies on the eastern side of Colney Hatch Lane, about 650m north of the centre of Muswell Hill.
- 2.1.2 Properties are generally set back from the road with front gardens or parking areas. They are mainly Edwardian properties in yellow or red brick.
- 2.1.3 The site comprises a pair of semi-detached three storey dwellings in an established urban area. There is a parking area to the front of the properties and there are residential properties immediately adjacent.
- 2.1.4 The ground is sloping down diagonally to Colney Hatch Lane from East to West, therefore the level of the rear gardens is significantly higher than the one to the front.
- 2.1.5 The site is within the Muswell Hill Conservation Area and it is not close to any Listed Buildings. It is in Flood Zone 1 (low risk). The site is located in Public Transport Accessibility Level (PTAL) Zone 2 and 650m north of Muswell Hill District Centre.

### 2.2. Site History

The Council's online planning records show the following planning history relating to the property.

HGY/2022/2697 Change of use to 2no.dwellings (Use Class C3), extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new/altered/replacement windows and doors, new rooflights, alterations to cladding and rear terraces, landscaping works and provision of cycle stores.

Not yet determined

HGY/2002/1357 | 108-110 Colney Hatch Lane London N10 1ED London  
Conversion of property from accommodation for asylum seekers to two single family dwelling houses  
Grant permission

HGY/2001/0684 | 108-110 Colney Hatch Lane London N10 1ED London

Continuation of use of the property as a hostel for the homeless  
Grant permission

HGY/1992/1292 | 108 Colney Hatch Lane London N10 1EA London  
Erection of ground floor rear extension to provide lounge- dining room, kitchen and bedroom and first floor rear extension to provide enlarged bedrooms and internal alterations to improve accommodation.  
Grant permission 8/12/92

HGY/1990/1489 | 108 Colney Hatch Lane London N10 1EA London  
Erection of large two storey rear extension to provide six additional bedrooms and two bathrooms to existing nursing home.  
Refused 10/3/92

OLD/1985/0911 | 108 Colney Hatch Lane London N10 1EA London  
7/8/83 Loft conversion to provide 4 extra bedroom to nursing home.  
Refused 25/10/85

OLD/1985/0230 | 108-110 Colney Hatch Lane London N10 1ED London  
Extension at rear of Nursing Home.  
Grant permission

OLD/1967/0133 | 108-110 Colney Hatch Lane N10  
108 - 110 Formation of dual vehicular access to classified.  
Grant permission

OLD/1961/0162 | 108-110 Colney Hatch Lane N10  
108 Porch addition on front of house.  
Grant permission

OLD/1959/0108 | 108-110 Colney Hatch Lane N10  
Enlargement of front porch and extension at rear of ground floor of Nursing Home.  
Grant permission

OLD/1959/0107 | 108-110 Colney Hatch Lane N10  
Revised plan of enlargement of front porch and extension at rear of ground floor of Nursing Home.  
Grant permission

OLD/1957/0107 | 108-110 Colney Hatch Lane N10  
Enlargement of front porch and extension at rear of ground floor. (Nursing Home).  
Grant permission

OLD/1956/0120 | 108-110 Colney Hatch Lane N10  
110 Use as old Person's Home.  
Grant permission

OLD/1955/0128 | 108-110 Colney Hatch Lane N10  
108 Proposed garden room.  
Grant permission

## 2.3. Planning Status

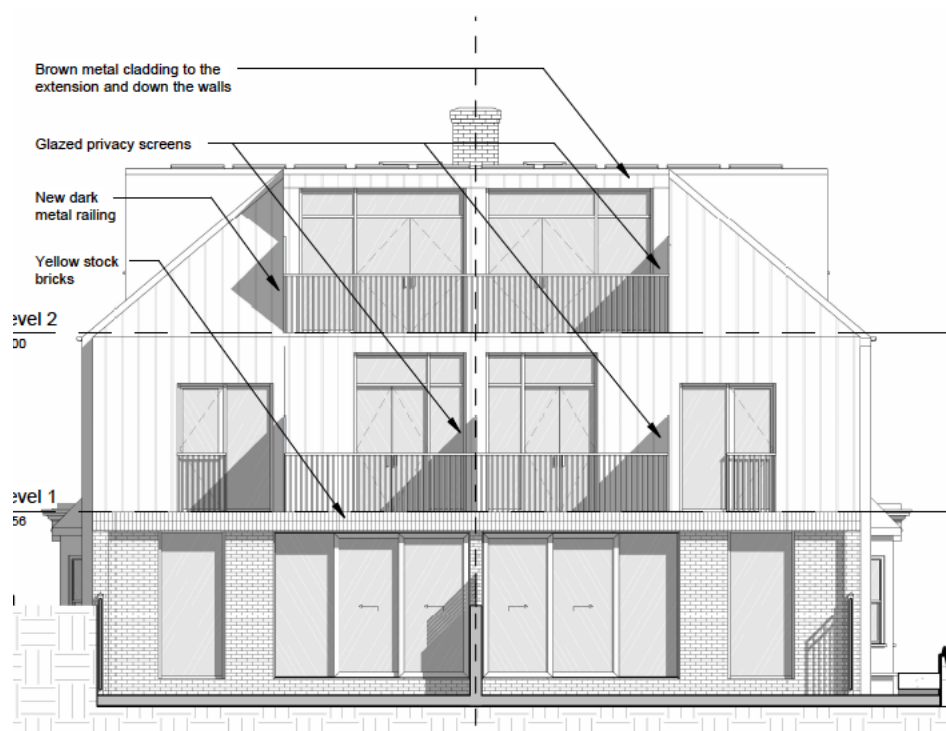
- 2.3.1 The current planning status of the site is uncertain.
- 2.3.2 The applicant is purchasing the property and it is understood that the properties have been most recently used as HMOs with 7 bedrooms each and more than 6 people. The Council's online records do not, however, show any planning permissions for use as HMOs. The most recent permission for the two properties in 2002 is for change of use of the property from accommodation for asylum seekers back to 2 dwellinghouses. The applicant has no information as to whether that permission was implemented.

## 3. Proposed Development

- 3.1.1 This is a proposal for Change of use to 9 no. dwellings (Use Class C3), extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new/altered/replacement windows and doors, new rooflights, alterations to cladding and rear terraces, landscaping works and provision of cycle store.
- 3.1.2 Further detail is provided in the Design and Access Statement.



Proposed Front elevation: Extract from Drawing 21552 PA-010 Aura Homes



Rear Elevation: Extract from drawing 21552 PL-012 Aura Homes

## 4. Planning Policy Framework

### 4.1. National Planning Policy Framework

- 4.1.1 The National Planning Policy Framework (NPPF) is the main national planning policy guidance and was last updated in July 2021. It is supported by the Government's Planning Practice Guidance.
- 4.1.2 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

### 4.2. The Development Plan

- 4.2.1 Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise. The relevant Development Plan comprises:
- London Plan 2021
  - Haringey Local Plan: Strategic Policies Development Plan Document (DPD) 2013 (with alterations 2017)
  - Haringey Development Management Development Plan Document (DPD) 2017
- 4.2.2 Relevant Policies include:
- 4.2.3 London Plan
- Policy H1: Increasing Housing Supply

Policy H2: Small sites

Policy H10 Housing size mix

Policy D4 Delivering Good Design

Policy D6 Housing Quality and Standards

Policy HC1 Heritage Conservation and Growth

Policy T5 Cycling

Policy T6 & T6.1 Car parking

#### 4.2.4 Haringey Strategic Policies

SP0 Presumption in favour of sustainable development

SP1 Managing Growth

SP2 Housing

SP4 Working Towards a Low Carbon Economy

SP5 Water management and Flooding

SP6 Waste and Recycling

SP7 Transport

SP11 Design

SP12 Conservation

Haringey Development Management Policies

DM1: Delivering High Quality Design

DM4 Provision and Design of Waste Management Facilities

DM9 Management of the Historic Environment

DM10 Housing Supply

DM11 Housing Mix

DM12 Housing Design and Quality

DM16: Residential Conversions

DM18 Residential Basement Development and Light Wells

#### **4.3. Other Material Considerations**

Sustainable Design and Construction SPD 2013

Planning Obligations (S106) SPD 2018

London Plan Housing Supplementary Planning Guidance

Muswell Hill Conservation Area Character Appraisal

#### **4.4. Emerging Local Plan**

- 4.4.1 The Council has begun preparing a new Local Plan 2022-2037. Early consultation concluded in February 2021.

### **5. Planning Policy Assessment**

- 5.1.1 The key planning considerations for this application are:

- Principle of the development
- Potential impact in terms of design and character and impact on heritage assets including the Conservation Area;
- Basement development
- Impact on neighbouring amenity
- Quality of living conditions
- Highways and transport
- Waste management
- Energy and sustainability

#### **5.2. Principle of the Development**

- 5.2.1 Policy H1 'Increasing housing supply' of the London Plan states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a station or town centre boundary.
- 5.2.2 London Plan (2021) Policy H2A sets out a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600).
- 5.2.3 London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.
- 5.2.4 Local Plan Policy SP2 sets out general policy aim to meet Haringey's housing needs and standards for new dwellings.

- 5.2.5 The application site is in PTAL zone 2 although close to PTAL zone 3 and is about 650m from the Muswell Hill District Centre. The site has been in residential use previously and historically would have been two dwellings. The proposal is to provide 9 dwellings (4 x 1bed, 4 x 2 bed and 1 x 3 bed).
- 5.2.6 Policy DM16 of the Development Management DPD concerns conversions of residential properties to smaller C3 homes. It is debatable whether this policy applies given the uncertain planning status of the properties, however it makes sense to review whether the development would be compliant with it.
- 5.2.7 DM16 sets out a list of criteria which must be met for such conversion to be allowed. These are listed below in italics with comments provided below.
- a It is located outside of the Family Housing Protection Zone as shown on Figure 3.1;*
- 5.2.8 It is located outside this Zone.
- b The gross original internal floor space of the existing dwelling is greater than 120m<sup>2</sup>;*
- 5.2.9 Both properties exceed this.
- c The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;*
- 5.2.10 This is considered in detail in Section 5.6 and 5.7.
- d The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;*
- 5.2.11 This is considered in Section 5.6.
- e The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;*
- f The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and*
- 5.2.12 This is considered in Section 5.3.
- g The proposal provides for a mix of unit sizes in line with Policy DM11.*
- 5.2.13 Policy DM11 sets out that there should be an appropriate mix of housing taking account of a range of factors including site circumstances, delivering family housing, achieving inclusive and mixed communities. The policy goes on to say that an overconcentration of 1-2 bed units will not be supported unless within a larger development or dependent on the overall mix in the neighbourhood.
- 5.2.14 It is noted that a nearby scheme which included 9 flats at 40 Colney Hatch Lane was considered in September 2020 and granted permission ( HGY./2020/2356). In the Officer Report it states:

*The scheme would facilitate the construction of residential units in a location close to public transport and local facilities. It is accepted the scheme does not provide family sized units however mindful of the constraints of the site, namely the floorplate of the building and provision of flats above a non-residential use, the mix is considered acceptable here. It is also pointed out that relative to other parts of the borough, Muswell Hill, Fortis Green & Alexandra wards have a high number of family sized units and as such the provision of smaller units here contributes towards the needs of balanced and mix communities. As such the type and mix of accommodation provided here is considered acceptable.*

- 5.2.15 That proposal is relatively close to this 108-110 Colney Hatch Lane. The current proposal includes 3x3 bed units, 2 x 2 bed and 4 x 1 bed. The proposal provides a balance of both family sized units and smaller units. On this basis the mix of units is considered appropriate.

### **5.3. Design and Appearance**

- 5.3.1 The National Planning Policy Framework (NPPF) sets out in para.130 how design should be considered in making planning decisions. This includes ensuring developments function well, are visually attractive, optimise the potential of the site and are sympathetic to local character and history. The NPPF also states that in determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (para 197).
- 5.3.2 London Plan policy D4 focuses on delivering good design.
- 5.3.3 Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.
- 5.3.4 DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, and DM16 e) and f) address impact on appearance and the street scene. Policy SP11 requires the highest standard of design that respects local context and character and historic significance.
- 5.3.5 Impacts on the Conservation Area and relevant development plan policies are addressed within Section 5.4 below.
- 5.3.6 There are a number of external alterations proposed to the properties. The design rationale is set out in the Design and Access Statement. In summary it includes
- Preserve and enhance the main front elevation including replacing front extensions with more in keeping ones
  - Excavate a new lower ground floor to the front half of the building and lightwell to the front which will be hidden from the street with defensible screening.

- Improvements to the front parking area including landscaping, refuse storage areas.
- Square off rear ground floor without compromising neighbouring amenity
- Retaining and enhancing rear terraces whilst protecting privacy.
- Regularize rear roof by mirroring the front hip-roof to the back.
- Complementary metal standing seams to rear roof and walls
- Extending side dormers similar to neighbours . New rear dormer.
- Alterations to and new windows to improve light and amenity to rooms. Ensuring dual aspect units
- Private amenity space for the majority of units and access to large communal garden.

5.3.7 The proposal is considered to be a high quality design which is consistent with London Plan and Local Plan policies.

#### **5.4. Heritage Assessment**

##### Policy

- 5.4.1 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when exercising planning functions relating to proposed development within that area.
- 5.4.2 Considerable importance and weight must be given to the desirability of preserving the significance of the conservation area, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.
- 5.4.3 The NPPF sets out the national policy framework for assessing proposals affecting heritage assets. Paragraph 197 sets out that local authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.*
- 5.4.4 Paras 200-202 sets out how the scale of “harm” should be considered in relation to the effect of proposals on heritage assets.
- 5.4.5 Policy HC1 (Heritage conservation and growth) of the London Plan sets out that development proposals should conserve the significance of heritage assets and their settings.

- 5.4.6 Policy DM9: Management of the Historic Environment sets out that development should conserve and enhance the significance of heritage asset and its setting. DM9C sets out the criteria for assessing proposals.

Statement of Significance

- 5.4.7 Colney Hatch Lane forms part of the Muswell Hill Conservation Area. Muswell Hill was once a rural village which developed as an Edwardian suburb on high ground over a period of around 20 years from 1896-1913.

- 5.4.8 Colney Hatch Lane was part of an original through route from London to Barnet and beyond.

- 5.4.9 The Conservation Area Character Appraisal describes the eastern side of Colney Hatch Lane as follows:

*On the east side of Colney Hatch Lane there is variety in the materials and style of the houses. There is, however, general consistency in the heights of buildings (two to three storeys), the set back of the dwellings behind large front gardens and in common themes such as bay windows, gables and the use of contrasting stone surrounds to the windows.*

- 5.4.10 There is some variation in materials with both London stock yellow brick and red brick having been used and some properties now painted.

- 5.4.11 The western side of Colney Hatch Lane in the vicinity of the site is outside the Conservation Area and comprises a number of 4 storey blocks of flats.

- 5.4.12 108-110 Colney Hatch Lane is an example of substantial Edwardian family homes which form part of a broadly consistent pattern of character and appearance of properties built in the area at that time. It has many similar architectural characteristics to other properties built within this period.

- 5.4.13 In common with other properties there have been some alterations. The front gardens have been converted to parking areas and no longer have boundary treatment adjacent to the road which is likely to have been present previously. Front extensions have been added to each property which are of relatively poor quality and have fenestration patterns inconsistent with the rest of the building.



Front of 108-110 Colney Hatch Lane – showing existing front extensions to each property.



Front of 108-110 Colney Hatch Lane – showing parking area

- 5.4.14 Muswell Hill Conservation Area has been identified as an area of special architectural and historic interest by the London Borough of Haringey. 108-110 Colney Hatch lane is

not locally listed nor is identified in the Character appraisal as making a positive or negative contribution to the Conservation Area. However, in sharing many of the architectural features of similar properties on Colney Hatch Lane built at the same time it does make a positive contribution in this context.

#### Assessment

- 5.4.15 The proposal includes limited alterations to the appearance of the front of the property. These include changes to the two front extensions to ensure consistent fenestration in keeping with original windows, the introduction of a narrow lightwell to the basement area a boundary wall, and vegetation screening.
- 5.4.16 The main façade of the properties will be preserved consistent with their historic character. Whilst a lightwell is being introduced this will not be visible from the street frontage. Introduction of boundary treatments also goes some way to ameliorating the previous loss of front boundary walls which were an original feature of this type of property. The front extensions will be modified to give them a timber framed window pattern more consistent with the historic character of the building.



1 | View from Colney Hatch Lane

Extract from 3D views Drawing 21552 – PL-16 Aura Homes

- 5.4.17 There are more substantial alterations to the rear and side of the property , however these are not visible from the street frontage. They include some changes to the windows and doors, dormers and terraces and a squaring off of the ground floor to the rear. There are also changes to the cladding with the use of complementary metal cladding proposed. However as none of these changes will be visible from the street or other public view points it is not considered that they will affect the character or appearance of the Conservation Area.
- 5.4.18 108-110 Colney Hatch Lane form part of a pattern of similar style Edwardian properties. There are many architectural similarities albeit that there are differences in detailing and some properties including the application site have undergone

alterations over the years. Not all of these, such as loss of front gardens have been sympathetic to the Conservation Area. The application site does however make a positive contribution within the context of the wider Conservation Area.

Conclusion on heritage effects

5.4.19 The proposed changes will preserve the façade and the characteristic features of the property which contribute to the Conservation Area. There will be enhancements in the form of more consistent and traditional fenestration on the front extensions and introduction of some landscaping and boundary treatment to the front of the property.

5.4.20 In relation to the criteria in Policy DM9 the following comments can be made (criteria in italics with commentary below)

*a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*

5.4.21 The proposals maintains the historic character of the front of the building and includes some enhancements such as changes to reflect historic window patterns and introduction of boundary treatment. The changes to the rear will not be visible from public view points however these include mirroring the pattern of the hip roof to the front, retaining existing terraces and use of complementary metal cladding

*b Character appraisals and management plans or other guidance, where they are available;*

5.4.22 The Character Appraisal has informed the assessment of heritage impacts.

*c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*

5.4.23 The historic character and fabric of the building is preserved to the front and appropriate alterations made to the rear. The proposals re-instate some boundary treatment to the front and timber windows.

*d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*

5.4.24 Neighbouring buildings are also Edwardian properties with similar architectural style. It is therefore appropriate to retain consistent architectural features to the front of building.

*e The desirability of securing a viable use for a heritage asset consistent with its conservation;*

5.4.25 The proposal represents a sensitive redevelopment of the building which would allow them to be converted into dwellings.

*f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*

5.4.26 The proposal includes renewable energy including Air Source Heat Pump and Solar Panels to assist with mitigating climate change.

*g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

5.4.27 The proposal would be a significant and sensitive refurbishment of these buildings.

5.4.28 Overall the development will preserve the significance of the Conservation Area and provide an opportunity for some modest enhancements to the building which will make a positive contribution.

### **5.5. Basement Development**

5.5.1 Policy DM18 sets out the Council's approach to basement development and criteria which will be used to assess applications. These criteria are set out below and together with a commentary in relation to this proposal

*a Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;*

5.5.2 The development would not have an adverse effect as set out in the Basement Structural Methodology and Impact Statement

*b Does not increase flood risk to the property and nearby properties from any source (see Policy DM24);*

5.5.3 The site is not in an area of Flood Risk or a Critical Drainage Area and the proposal will not increase the risk of flooding.

*c Avoids harm to the appearance or setting of the property or the established character of the surrounding area;*

5.5.4 In terms of appearance the introduction of a basement level will result in a lightwell in the front of the property enclosed by a wall and soft landscaping. The appearance of the property from the street will not therefore be significantly different. The introduction of some boundary treatment at the front of the property is considered to be an enhancement as this has generally been lost on many of the properties on the road.

*d Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;*

5.5.5 The basement level does not extend the full depth of the property so would not increase noise or disturbance to the rear and therefore would not affect the amenity of adjoining properties

*e Will not adversely impact the local natural and historic environment;*

5.5.6 There will be no impact on the natural environment. Whilst a lightwell will be introduced at the front of the property this will not be visible from the street and will be screened by a wall and vegetation.

*And, where the proposed basement extends beneath the garden area:*

*f Will not cause loss, damage or long-term threat to trees of townscape or amenity value;*

*g Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;*

5.5.7 The basement will not extend beneath the garden area.

*And during the construction phase:*

*h Will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and*

*i Will minimise construction impacts such as noise, vibration and dust for the duration of the works.*

5.5.8 A viable construction methodology has been presented which demonstrates that the basement can be constructed in a safe manner which limits risk and movement to adjacent and existing structures.

5.5.9 The construction methodology has proposed viable techniques to minimise local environmental effects such as noise, vibration and dust.

*B Proposals for basements must not include habitable rooms or other sensitive uses in areas prone to flooding where there is no reasonable means of escape.*

5.5.10 The site is not in an area prone to flooding.

*C In determining applications for light wells, the Council will consider whether:*

*a The architectural character of the building is protected;*

5.5.11 The character of the buildings will not be adversely affected by the introduction of lightwells to the front of the property. The proposed wall, soft landscaping and change in levels will serve to screen this area from the street view

*b The character and appearance of the surrounding area is harmed; and*

5.5.12 Given the landscape screening proposed the lightwells will not adversely affect the surrounding area.

*c The development results in the loss of more than 50% of the front garden or amenity area.*

5.5.13 The lightwells will occupy less than 50% of the front garden area.

5.5.14 The proposals will therefore comply with Policy DM18.

## **5.6. Standard and Quality of residential accommodation**

5.6.1 London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the

London Plan provides qualitative design aspects that should be addressed in housing developments.

- 5.6.2 Local Policy DM12 sets out that developments should meet the London Plan standards and provide private garden/amenity space for family housing.

| Unit | Type                    | Size  | London Plan Standard |
|------|-------------------------|-------|----------------------|
| 1    | 2 storey 3 bed 6 person | 115.4 | 102                  |
| 2    | 2 storey 3 bed 6 person | 127.4 | 102                  |
| 3    | 1 storey 2 bed 4 person | 71.9  | 70                   |
| 4    | 1 storey 2 bed 4 person | 72.5  | 70                   |
| 5    | 1 bed 2 person          | 52.4  | 50                   |
| 6    | 1 bed 2 person          | 52.4  | 50                   |
| 7    | 1 bed 1 person          | 43    | 39                   |
| 8    | 1 bed 1 person          | 43    | 39                   |
| 9    | 3 bed 6 person          | 115.3 | 95                   |

- 5.6.3 The proposed units are a mix of 1, 2 and 3 bed units and all meet the minimum London Plan standard . All proposed bedrooms are meet the minimum standard of 11.5 sq.m for a double and 7.5sqm for a single.
- 5.6.4 The London Plan Policy D6 sets a standard for outdoor amenity space of 5 sq.m for 1-2 bed dwellings and then 1 sq.m for every additional occupant. Policy DM12 B of the DMDPD sets out that ground family housing should have access to private outdoor/garden space and upper floor family house should have access to a terrace/balcony or to shared amenity/children's play space.
- 5.6.5 The dwellings would have access to large shared gardens to the rear of 521 sq.m with access along the side of the property. There is also private amenity space for the majority of the flats except Units 7 and 8. This is shown in detail on the submitted drawings.
- 5.6.6 The proposals therefore comply with London Policy D6 and Policy DM12 and DM16.

### **5.7. Impact on Neighbouring Amenity**

- 5.7.1 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

- 5.7.2 Local Policy DM1 'Delivering High Quality Design' sets out that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.
- 5.7.3 The flats are all dual aspect.
- 5.7.4 A Sunlight/Daylight Assessment has been carried out and accompanies this application. This is summarised briefly below.
- 5.7.5 The spatial daylight autonomy ("SDA") method (also known as daylight illuminance) was used to assess the adequacy of daylight to new rooms, and the sunlight exposure ("SE") method was used to assess sunlight adequacy. This in accordance with Building Research Establishment (BRE) BR-209 guide and British Standard BS EN 17037
- 5.7.6 The SDA assessment illustrated an overall pass rate 92%, with 2 rooms falling short of BRE criteria. However the report notes that *"these rooms are small secondary bedrooms which are less important in daylight terms, and significant reconfigurations are likely to be required to achieve full compliance."*
- 5.7.7 SE illustrated 100% compliance with BRE criteria, with 6 LKDs achieving high levels of sunlight on 21st March (67%), 2 achieving medium levels (22%) and 1 achieving the minimum standard (11%).
- 5.7.8 The vertical and horizontal arrangements of the flats have been designed to minimise noise transfer between homes and will therefore comply with Policy DM16 d.
- 5.7.9 At rear ground floor level there are modest rear extensions to square off the rear of the two properties. These would not extend beyond the current rear elevation and as a result will not have an adverse effect on light to adjacent properties. At first and second floor level there are new windows proposed and changes to the terraces. The terraces will include obscured privacy screens to prevent overlooking of neighbouring properties.
- 5.7.10 At the side elevations there will be some changes to the windows and doors. On ground floor level there will be one new bay window to the rear. At first floor level there will be some larger windows although these will be bathrooms/laundry rooms. At second floor level the existing dormer will be extended and an additional window added . Obscure glazing will be included as appropriate where there are facing windows with neighbouring properties.
- 5.7.11 The proposals will therefore comply with Policy DM1.

## **5.8. Transport Considerations**

- 5.8.1 London Plan Policy T4 sets out the approach to assess transport impacts of new development.
- 5.8.2 T5 sets out cycling policy including cycle parking standards. The standard for dwellings of this size would be 1 spaces per 1 bed dwelling, 1.5 spaces per 2 bed and 2 spaces for other dwellings. This would give a total of 12 spaces for this development

(4x1+4x1.5 +1 x2). T6 set out policy in relation to car parking and residential parking standards are set out in Policy T6.1. The standard for the site would be based on Outer London PTAL2-3 which would be up to 0.75 spaces per 1-2 bed dwelling and up to 1 space per 3+ bed dwelling. This would give a maximum of 7.5 ( 3 bed x 3 @ 1space + 1-2 bed x 6 @ 0.75 spaces.)

- 5.8.3 Local Plan 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 Policy DM31 'Sustainable Transport'.
- 5.8.4 Policy DM32 'Parking' sets out that the Council will adhere to parking standards in the London Plan.
- 5.8.5 The site is PTAL 2 although on the edge of PTAL 3. There are bus services along Colney Hatch Lane and the site is approx. 650m from Muswell Hill District Centre and about 100m from local shops and services on Colney Hatch Lane.
- 5.8.6 The proposals include provision for secure cycle parking for 12 cycles per dwelling in the rear gardens and 2 visitor spaces at the front. There are currently 4 parking spaces at the front of the properties and the proposal is to provide 5 spaces. Given the standard is a maximum and the site is well located in relation to bus services and to Muswell Hill centre this level of provision is considered appropriate.

### **5.9. Waste management**

- 5.9.1 Policy DM14 of the DMPD sets out that development should make provision for managing waste sustainably, ensuring adequate storage space for waste and recycling and providing safe and accessible access for collection.
- 5.9.2 The proposals include refuse/recycling storage areas at the front of each dwelling as shown on the submitted plans. These will be located and careened to avoid adverse visual impact.

### **5.10. Fire Risk**

- 5.10.1 Policy D12 of the London Plan requires all development to meet the highest standards of fire safety. A Fire Statement is provided within the Design and Access Statement setting out the measures to address fire risk in line with this policy.

### **5.11. Energy and Sustainability**

- 5.11.1 The proposals aim to comply with policies relating to carbon reduction by , by adopting the use of Air Source Heat Pump and installing photovoltaic panels in the flat portion of the roof.
- 5.11.2 All external paving will be permeable paving.
- 5.11.3 An energy statement is included within the Design and Access Statement

## **5.12. Trees**

- 5.12.1 There are no trees directly affected but the alterations or extensions to the buildings however some trees will need to be removed as part of landscaping works. An Arboricultural Impact Assessment is included with the application.

## **6. Conclusion**

- 6.1.1 This proposal is for change of use to 9no.dwellings, excavation of basement to create lower ground floor level, roof dormer extension, single storey rear extension, new windows and doors and alterations to cladding
- 6.1.2 Whilst the current planning status of the buildings is uncertain they are large historic houses which have been in some form of residential use for many years. The principle of residential use is therefore acceptable. The mix of dwellings is acceptable within the context of housing provision within the area.
- 6.1.3 It is considered that the proposal including improvements to the façade of the building will enhance the character of the Conservation Area.
- 6.1.4 The standards of the accommodation in terms of internal and external living space is acceptable
- 6.1.5 There is not considered to be any impact on neighbouring amenity resulting from the changes proposed. The site is within PTAL Zone 2, and close to local shops, services and public transport and car parking and cycle storage is provided. There is not considered and adverse impact on highways or transport.
- 6.1.6 Other matters including waste management and fire risk have been adequately addressed.
- 6.1.7 The proposed development is therefore considered to be in accordance with national and local planning policy.
- 6.1.8 It is therefore requested that planning permission is granted for the proposed development.