

Supporting Planning Statement

3 Curzon Road, London, N10 2RB

November 2022

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1.0 Introduction

- 1.1 We write on behalf of our client, Mayfair Trading Company Limited, in support of the proposed development at No.3 Curzon Road, London, N10 2RB (hereafter referred to as 'the site'). The site lies within the London Borough of Haringey (LBH) and photographs of the site and surrounding area are provided at Appendix 1.
- 1.2 The site comprises a large semi-detached property which sits at the southern end of Curzon Road on the western side. The property is two storeys with an attic floor and is arranged as two flats (Nos. '3' and '3A') each with a separate entrance from Curzon Road. This section of Curzon Road is characterised by a number of semi-detached pairs. However, No.1, which lies immediately to the south, comprises a substantial detached property, which is arranged as two flats.
- 1.3 The site benefits from being in close proximity to the amenities (restaurants, bars, shops) of Muswell Hill which is a few minutes' walk to the southwest. Furthermore, Alexandra Palace and Park, which provides amenity space and cultural activities, lies a 5 minute walk to the east.
- 1.4 The proposal seeks to extend the property at the rear to deliver 3 residential units in total. These are arranged as 1x3 bedroom (5p) flat at the ground floor; a 1x2 bedroom (4p) flat at the first floor and 1x1 bedroom (2p) flat at the second floor. The property also benefits from a large west facing garden.
- 1.5 All of the proposed dwellings are at least dual aspect, and benefit from private amenity space. Furthermore, due to the east and west orientation of the building, the flats will benefit from good levels of daylight and sunlight throughout the day. All units exceed the minimum space standards for new dwellings set out within the London Plan.
- 1.6 The proposal represents a high-quality development that will result in greater 'design harmony' and symmetry at the rear by matching the form of the existing rear extension at No.5 Curzon Road. The proposal will also result in the net gain of 1 unit and an enhanced dwelling mix by providing an additional three bedroom family unit.
- 1.7 The format of this Supporting Planning Statement is as follows:
 - Section 2 describes the site and its' context
 - Section 3 summarises the planning history at the property
 - Section 4 describes the proposal
 - Section 5 details the planning policy position
 - Section 6 provides an assessment of the proposal
 - Section 7 contains our conclusion

2.0 The Site

- 2.1 The site is located a short walk (approx. 5 minutes) to Muswell Hill which benefits from numerous and regular bus routes (e.g., No.43, 102, 134, 234, 299 & 634) into central London and north London. Bounds Green Underground Station (Piccadilly Line) and Bowes Park Overground Station are located to the northeast.
- 2.2 Alexandra Palace Overground Station is also located to the east. On this basis, the site benefits from a Public Transport Accessibility Level (PTAL) of 3, which indicates an average level of accessibility. See figure 1.1 below.

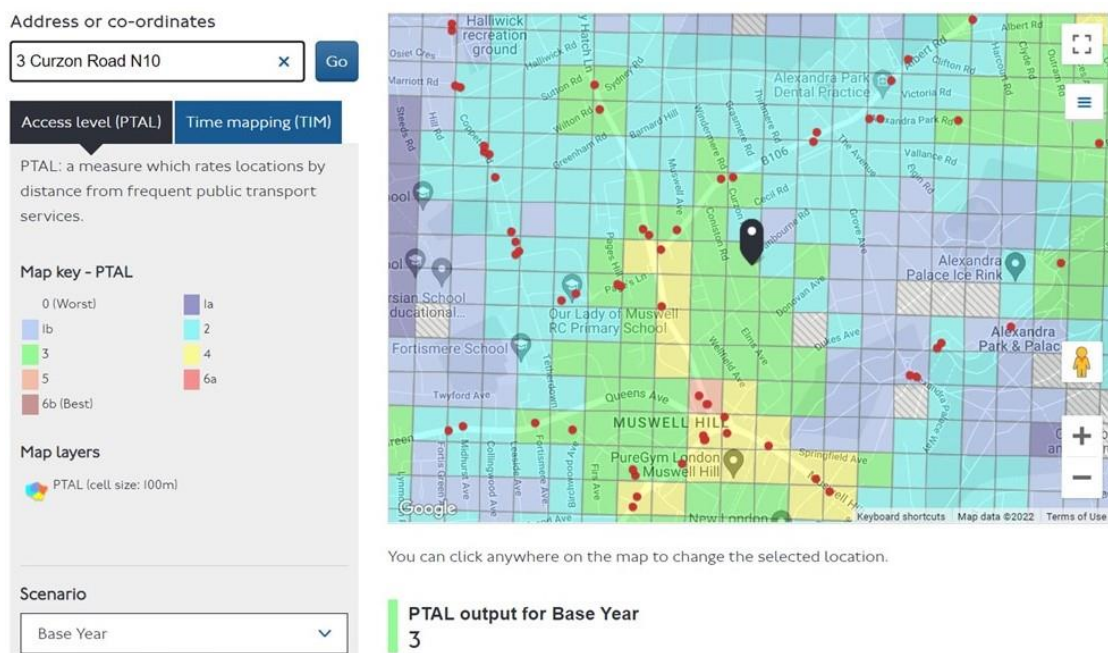


Figure 1.1: PTAL Rating for the Site: source, WebCAT

- 2.3 Curzon Road is characterised by two and three storey Edwardian terraced and semi-detached houses, many of which are arranged as flats. Curzon Road is a wide residential street and No.3 lies at its' southern end.
- 2.4 Nos. 3 & 5 form a pair of semi-detached properties, along with Nos. 7-9 & Nos. 11-13. However, No.1, which lies immediately to the south, comprises a substantial detached property, which is arranged as two flats and has a two storey square projection. No.3 Curzon Road comprises two storeys with an attic floor. It is arranged as two flats (Nos '3' and '3A') each with a separate entrance from Curzon Road.
- 2.5 The site benefits from being in close proximity to the amenities (restaurants, bars, shops) of Muswell Hill which is a few minutes' walk to the southwest. Furthermore, Alexandra Palace and Park, which provides amenity space and cultural activities, lies a 5 minute walk to the east.

- 2.6 The property sits on a generous plot with a large rear garden and a smaller front garden. It benefits from generous ceiling heights and large windows as well as a small cellar. The property is arranged as two flats and we understand that this conversion took place in the early 1990's. Appendices 2 & 3 provide email responses from LBH noting Council Tax records (Appendix 2) and Electoral Roll records (Appendix 3) for both flats at the property.
- 2.7 The property is located within the Muswell Hill Conservation Area and is identified as a positive contributor within the Muswell Hill Conservation Area Character Appraisal (2008). However, it should be noted that the vast majority of the properties on Curzon Road are identified as positive contributors (e.g., Nos. 1-53 (odd) Nos. 57-63 (odd) and Nos. 2 – 46 (even)).

3.0 Planning History

3.1 We have undertaken an online planning history search of the site via the LBH Council website. We can confirm that there are no recent or relevant Planning History records that relate to the site.

3.2 However, there are two historic decisions that relate to No.5 Curzon Road. On 6th July 1972 planning permission (ref: OLD/1972/0247) was granted for the following development:

'Conversion to 3 self-contained flats and erection of 3 storey extension at rear. (to view documents please go to OLD/1972/0248).'

3.3 Following on from that decision, planning permission (ref: OLD/1972/0248) was granted on 21st November 1972 for the following development:

'Formation of dormer window to rear elevation, enlargement of windows to proposed rear extension and alterations to proposed second floor layout.'

3.4 Despite the historic nature of these applications, we consider that the conversion of No.5 to create 3 flats alongside a 3-storey rear extension provides a very useful precedent for the proposal at No.3.

4.0 The Proposal

- 4.1 The proposal seeks to provide a ground floor rear extension as well as a part three storey rear extension at the southern boundary. This would respond to the form of the existing three storey rear extension at No.5 Curzon Road, resulting in greater design conformity and symmetry.
- 4.2 The existing property is arranged as two flats. The ground floor comprises a one bedroom (2p) flat and totals 68 sq. m. It has sole use of the rear garden. The existing first floor flat comprises a two bedroom (4p) flat and totals 101 sq. m. This unit also benefits from the attic floor for storage purposes. The flats are in average to poor condition and would benefit from further investment and development.
- 4.3 In addition to the rear extensions, the proposals also include:
- (a) the removal of a small chimney in the middle of the rear roof. This chimney is long since obsolete, is not visible from the road, and has no bearing on the street scene.
 - (b) alteration / introduction of additional windows on the flank wall.
 - (c) insertion of roof lights at the southern and eastern elevation fronting onto Curzon Road.
- 4.4 The proposed ground floor unit comprises a three bedroom (5p) unit with two double bedrooms and a single bedroom (89 sq. m GIA). The master bedroom benefits from an en-suite and there is a separate bathroom to serve the other two bedrooms. The flat has a large kitchen, living and dining area which opens onto the large rear garden (approx. 150 sq. m). See Figure 1.2 below, which shows a plan of the proposed ground floor unit.

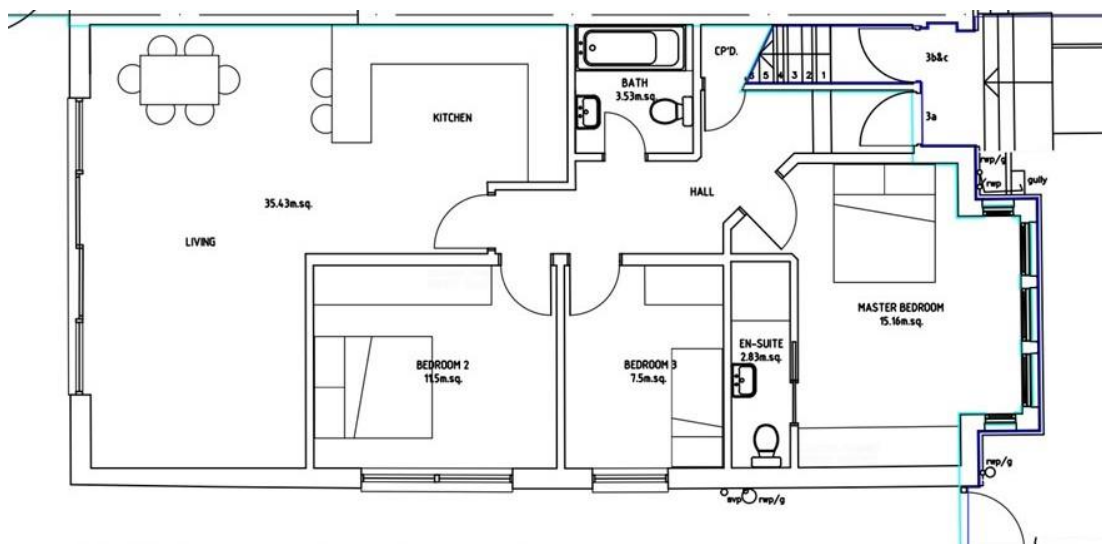


Figure 1.2: Proposed Ground Floor (3 bedroom family unit)

- 4.5 The proposed first floor unit comprises a two double bedroom (4p) unit (70 sq. m GIA). The master bedroom benefits from an en-suite and there is a separate bathroom to serve the flat. The flat has a large kitchen, living and dining area which opens out onto a first floor terrace. See Figure 1.3 below, which shows a plan of the proposed first floor unit.

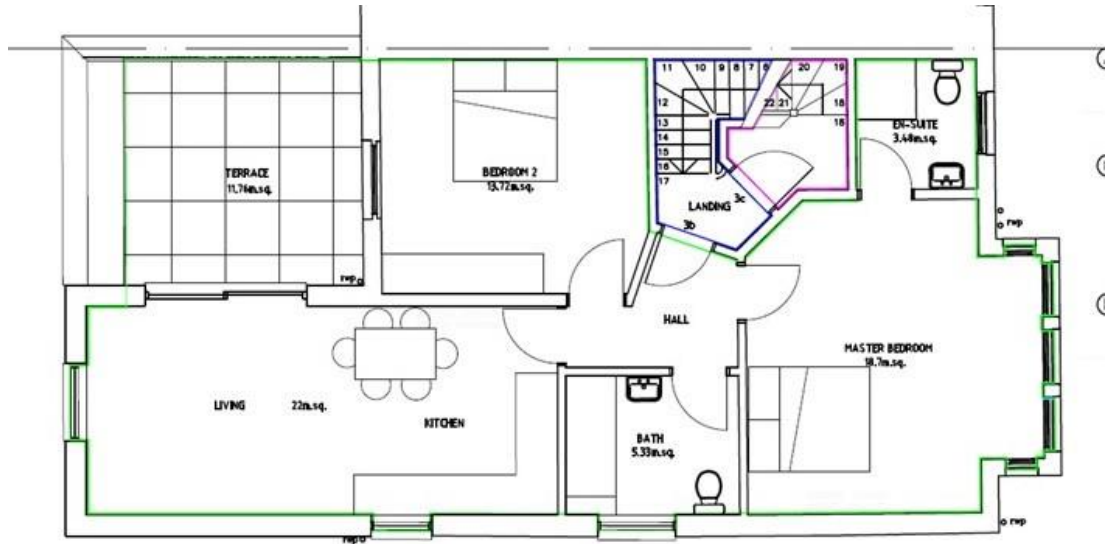


Figure 1.3: Proposed First Floor (2 bedroom (4p) unit)

- 4.6 The proposed second floor unit comprises a one bedroom (2p) unit (56 sq. m GIA). There is a separate bathroom to serve the unit as well as large storage areas. The flat has a large kitchen, living and dining area which open out onto a private terrace at the rear which is enclosed by brick walls on the flank elevations to minimise overlooking. See Figure 1.4 below, which shows a plan of the proposed second floor unit.

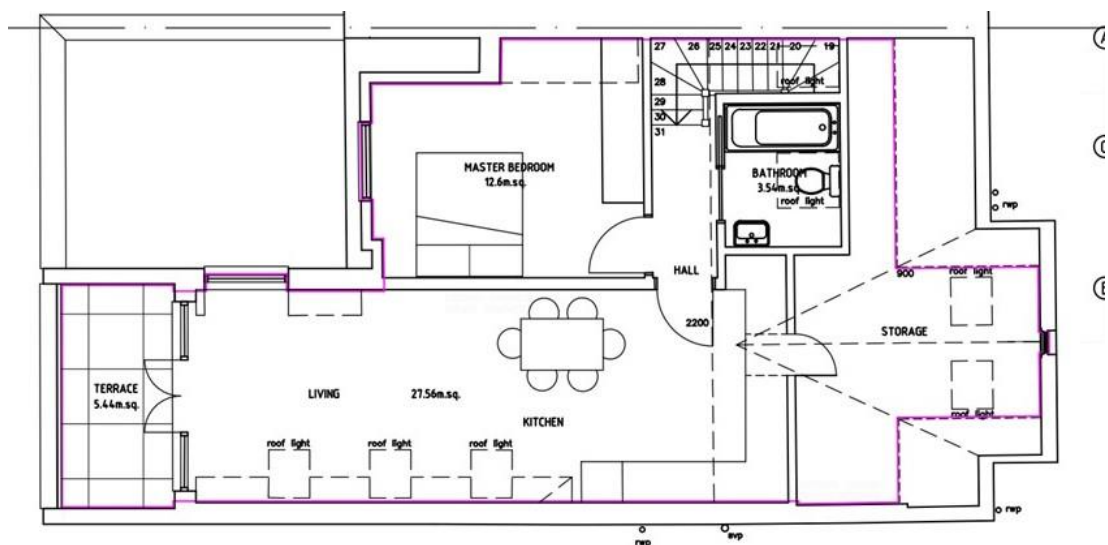


Figure 1.4: Proposed Second Floor (1 bedroom (2p) unit)

- 4.7 The proposed rear elevation comprises as a three storey element, which positively responds to the existing three storey rear extension at No.5 Curzon Road. No.3 & 5 Curzon Road form a pair of semi-detached dwellings and the proposal will bring greater design harmony and symmetry at the rear, whilst optimising the potential of the site. See Figure 1.5 below, which shows the proposed rear elevation with the existing three storey extension at No.5.



Figure 1.5: Proposed rear extension to match existing two storey extension at No.5.

- 4.8 In total, the proposal will comprise 215 sq. m of residential floorspace, representing an uplift of 46 sq. m. The scheme will provide three high quality dwellings (with a net gain of 1 unit) which are all dual aspect and exceed the minimum floor area standards within the London Plan.

5.0 Planning Policy Position

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Specifically, Section 38(6) states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 5.2 In this instance, the relevant Development Plan documents comprise Haringey's Local Plan: Strategic Policies, (March 2013 consolidated with alterations since 2017), which was adopted in July 2017 and the Development Management Development Plan Document (DPD), which was adopted in July 2017. The London Plan, which was published on 2nd March 2021, also forms part of the Development Plan.

- 5.3 The following documents will also include provisions that are ‘*material considerations*’:

- The National Planning Policy Framework (NPPF), July 2021
- The GLA Housing SPG, March 2016
- The LBH Planning Obligations SPD, March 2018
- LBH Adopted CIL Charging Schedule

Proposals Map Designations

- 5.4 The site is identified as being within the following site-specific designations:

- Within the Muswell Hill Conservation Area

- 5.5 An extract from the LB Haringey Proposals Map is provided below at Figure 1.6.



Figure 1.6: Extract from the LB Haringey Policies Map (centre of extract)

6.0 Assessment of Proposal

6.1 The key planning considerations that relate to the proposed development are as follows:

- Principle of Development: Residential Use
- Residential Considerations
- Design, Heritage, and Amenity
- Cycle Parking and Servicing
- CIL contributions

Principle of Development: Residential Use

- 6.2 Policy SP0 '*Presumption in Favour of Sustainable Development*', within Haringey's 'Local Plan: Strategic Policies' notes that the council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF.
- 6.3 Paragraph 119 of the NPPF promotes the effective use of land and paragraph 69 recognises that small and medium sites (less than 1 hectare in size) can make an important contribution to meeting the housing requirement of an area.
- 6.4 Policy SP2 '*Housing*', also notes that the Council will aim to provide homes to meet Haringey's housing needs and make full use of Haringey's capacity for housing by maximising the supply of additional housing. We also consider that the proposal accords with part 'D' of Policy DM10 '*Housing Supply*' as the proposal constitutes a 'windfall' development site that will contribute to Haringey's housing target.
- 6.5 We consider this to be relevant given the fact that Policy H1 '*Increasing housing supply*' within the London Plan has set an annual target of 1,592 dwelling per annum for Haringey, representing an increase above the previous target of 1,502 dwellings per annum.
- 6.6 Part 2(a) of Policy H1 within the London Plan is particularly relevant. It states:

'2) boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:

*a) sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a Tube station, rail station **or town centre boundary.***

6.7 Furthermore, Part B (1) of Policy H2 '*Small sites*', within the London Plan is relevant and states:

'B Boroughs should:

1) recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites'

6.8 Paragraph 4.2.4. within the London Plan forms the supporting text to Policy H2 and states:

'4.2.4. Incremental intensification of existing residential areas within PTALs 3-6 within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites.'

6.9 Table 4.2 supplements Policy H2 and provides 10-year targets for net housing completions on small sites (below 0.25 hectares in size) for all London boroughs. Accordingly, Haringey is required to provide 2,600 housing completions on small sites between 2019/20 -2028/29, which equates to annual target of 260 dwellings. Therefore, we consider the proposed development provides an efficient use of land and supports the 'small site' housing targets within Table 4.2 of the London Plan.

6.10 Furthermore, the historic and existing use of the property is for C3 residential use as it comprises two flats. The proposal simply seeks to extend and enhance the property resulting in a net gain of 1 dwelling.

6.11 In summary, the proposal accords with Policies H1 and H2 within the London Plan as it is located within 800 metres of Muswell Hill Town Centre, and benefits from a PTAL of 3. Therefore, the provision of additional residential development at the site accords with the NPPF, the London Plan and local planning policy framework. On this basis, we consider the principle of the development is acceptable and should be supported.

Residential Considerations

6.12 Policy GG4 '*Delivering the homes Londoners need*' within the London Plan seeks to create a housing market that works better for all Londoners and requires those involved in planning and development to '*ensure that more homes are delivered*'. Policy D3 '*Optimising site capacity through the design-led approach*' of the London Plan states that '*incremental densification*' should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way.

- 6.13 Policy DM1 '*Delivering high-quality design*' and Policy DM12 '*Housing Design and Quality*' within Haringey's Development Management DPD requires all new housing to be of a high quality, both internally and externally, whilst ensuring neighbouring amenity and privacy is considered.
- 6.14 All of the units proposed are dual aspect and will benefit from good levels of daylight and sunlight due to the 'east – west' orientation of the property. On this basis, we consider that the proposed dwellings will benefit from good levels of daylight. Further information on this matter is provided in the supporting '*Daylight/Sunlight*' Report by Daylight Sunlight Consulting Ltd.
- 6.15 We can also confirm that all dwellings provide a minimum ceiling height of approx. 2.5 metres for at least 75% of the gross internal area in accordance with Standard 31 within the Mayor's Housing SPG and Policy D6 '*Housing quality and standards*' within the London Plan. This figure is 100% for the units at the ground and first floor level. Due to the front roof slope at the second floor, this figure reduces to 77% for the 1 bedroom unit. However, this still exceeds the 75% target.
- 6.16 It should be noted that all units benefit from private amenity space in accordance with part 'B' of Policy DM12. The first floor unit benefits from a 11.7 sq. m terrace, which is accessed from the living room. The first floor unit includes obscure glazing to the sides of the terrace to maintain privacy. The second floor unit has a terrace of 5.4 sq. m. The unit is flanked by floor to ceiling brickwork in line with the neighbours extension at No.5 ensuring that there is no oblique views or overlooking. The ground floor family unit benefits from exclusive access to the 150 sq. m rear garden.
- 6.17 We consider that the proposed enhancements and extension to the rear elevation will maximise the amount of natural light, encourage natural ventilation and enable an increased sense of space and amenity for future occupiers. On this basis, we consider that the proposals deliver high-quality residential units in accordance with the national and local plan policies.
- 6.18 Policy DM11 '*Housing Mix*', within the Development Management DPD seeks to ensure that proposals provide a mix of units that optimise the development potential of sites through a rigorous design-led approach. It goes on to state that the Council will not support mono-tenure developments which contain 1 or 2-bedroom units only.
- 6.19 Part 'a' of Policy DM11 states that the Council will consider the proposed mix based on the individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed.
- 6.20 In response to this guidance, the proposal provides the following dwelling mix:
- 1x1 bedroom unit (33%)
 - 1x2 bedroom-unit (33%)
 - 1x3 bedroom-unit (33%)

- 6.21 We note that that proposal contributes a family sized dwelling when compared to the existing situation at the site, which comprises 1x1 bedroom unit and 1x2 bedroom unit. The net gain of a high quality 3 bedroom (5p) family dwelling is a key benefit of the proposal.
- 6.22 In short, we consider that the proposal provides a high-quality mix of three different dwelling types within the scheme, which will contribute a range of dwellings to Haringey's housing targets. On this basis, we consider that the Council should support the overall dwelling mix.
- 6.23 The site comprises a brownfield site at an accessible location, close to the amenities of Muswell Hill. The proposal will optimise the development potential of the site whilst taking the opportunity to enhance the local context and character of the area. The scheme provides a contextually sensitive design with high-quality dwellings, which work with the existing and adjacent property.
- 6.24 Furthermore, the proposal will provide vital investment and enhance the overall appearance of the building. On this basis and for the reasons noted, we consider that the proposal should be supported.

Design, Heritage, and Neighbouring Amenity

- 6.25 Section 12 '*Achieving well-designed places*' within the NPPF requires good design and notes that proposals should aim to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. It also requires proposals to be visually attractive as a result of good architecture and effective landscaping.
- 6.26 Policies SP12 '*Conservation*' within the 'Local Plan: Strategic Policies' and DM9 '*Management of the Historic Environment*' within the Development Management DPD seek to ensure that new development conserves and enhances heritage assets in the borough.
- 6.27 Policy SP11 '*Design*' within the Haringey 'Local Plan: Strategic Policies', requires development to be of the highest standard of design that respects its local context, character, and historic significance. It also seeks to ensure developments minimise impacts on climate change by adopting sustainable design and construction techniques and promotes secure places within a high-quality landscape.
- 6.28 Policy DM1 '*Delivering High Quality Design*' within the Development Management DPD reinforces these policy requirements. It also seeks to ensure that development proposals are appropriate to their locality, having regard to building heights, the form, scale, and mass prevailing around the site whilst preserving neighbouring amenity.

- 6.29 With specific reference to the proposal, Part 'A (a)' of Policy DM1 states that all new development must 'Relate positively to neighbouring structures, new or old, to create a harmonious whole'.
- 6.30 In response to this point, it is important to note that the proposal includes a three storey rear extension. This responds to the existing three storey rear extension at No.5 Curzon Road. As Nos. 3 & 5 Curzon Road form a semi-detached pair we consider that the rear extension will relate positively to this neighbouring structure to create a harmonious whole. This approach also optimises the potential of the site by providing additional accommodation.
- 6.31 In terms of amenity, a daylight and sunlight report has been submitted in support of the application. It notes that the impact on adjacent dwellings is acceptable and notes the dual aspect nature of adjacent properties.
- 6.32 Additionally, it is important to note that the rear building line (and flank wall) at No.1 Curzon Road is set much further back than the rear building line at No.3 Curzon Road. Therefore, the proposed rear extension will not impact upon the amenity of No.1 due to the east facing orientation of both properties. See Appendix 1 'Site Photographs'.
- 6.33 As established, the proposal delivers a sensitive modernisation of the property, which retains the general appearance of the existing building from the street frontage.
- 6.34 Furthermore, the conversion of the property is a highly sustainable approach and results in additional high-quality dwellings which are well suited for young couples and families.

Cycle Parking and Servicing

- 6.35 The proposal provides six cycle spaces on-site. Two are provided in the rear garden to serve the ground floor family unit. Four additional spaces are provided for within the front garden area. This element of the proposal accords with the cycle standards provided within Policy T5 'Cycling' and Table 10.2 'Minimum cycle parking standards' of the London Plan.
- 6.36 In terms of servicing, bin stores have been allocated a dedicated zone at the front of the site onto Curzon Road. This will accommodate safe and easy transport for bin and recycling collection on collection days.
- 6.37 Overall, we consider the proposal provides sensitive provisions for parking and servicing accord with the relevant policies and should be supported.

Community Infrastructure Levy (CIL)

- 6.38 The Haringey CIL requires a financial contribution of £368.12 per sq. m (GIA) of new additional residential floorspace (this is index linked) for sites within the 'western area' of the borough, such as the Curzon Road. Furthermore, the GLA Mayoral CIL2 requires a separate charge of £60 per sq. m for all new additional residential floorspace (GIA). However, as the property is occupied the CIL charge is only applicable to the net additional floorspace.

7.0 Conclusion

- 7.1 In conclusion, the site comprises two flats which would benefit from enhancement and investment. The principle of residential use at the site is established as this is the existing use. However, there is a clear opportunity to provide three high quality dwellings (a net gain of 1 unit) by extending to the rear.
- 7.2 The rear extension will positively respond to the existing rear extension at No.5 Curzon Road, which forms part of a semi-detached pair with No.3. The rear extension sits adjacent No.1 Curzon Road, which had a rear building line which is set back from the existing rear building line of No.3. Overall, the rear extensions will result in greater design harmony with adjacent properties.
- 7.3 The main frontage onto Curzon Road will retain its general appearance from the street. This approach will ensure that the property continues to preserve the character and appearance of Curzon Road which sits within the Muswell Hill Conservation Area.
- 7.4 The proposal results in the provision of high-quality units that accord with the relevant policy requirements. Furthermore, the conversion and sensitive extension of an existing property is an inherently sustainable approach to provide additional housing whilst respecting local context and character.
- 7.5 For the reasons noted within this Supporting Planning Statement, we consider that the proposal is acceptable and should be supported by the Council in this instance.

Appendix 1

Appendix 1: Site Photographs



Photo 1: Frontage of Nos. 3 & 3a Curzon Road, N10, with No.5 forming 'semi-detached pair'



Photo 2: Frontage of Nos. 3 & 5 Curzon Road, long view, looking north



Photo 3: Rear of No. 5 Curzon Road, with 3 storey extension



Photo 4: Rear of No. 5 Curzon Road, with 3 storey extension (close view)



Photo 5: Rear garden at No.3 Curzon Road (looking west towards Coniston Road)



Photo 6: Rear garden at No.3 Curzon Road (looking south west)



Photo 7: Rear of No.3 Curzon Road with flank wall and set-back building line of No.1



Photo 8: Flank wall and extended rear building line at No.1 Curzon Road



Photo 9: Side passage between Nos. 1 & 3 Curzon Road



Photo 10: Bathroom in existing ground floor flat at No.3 Curzon Road



Photo 11: Kitchen in existing ground floor flat at No.3 Curzon Road

Appendix 2

From: LBH Council Tax <Council.Tax@haringey.gov.uk>
Sent: 19 May 2022 16:35
To: SEB, FOX
Subject: Your Council Tax Enquiry

Dear Mr Hollenbery,

Address: 3 CURZON ROAD LONDON N10 2RB

Thank you for contacting this office regarding the above property.

My records show 3 Curzon Road has been on the council tax rating list as two flats, namely ground floor and first floor since our records began in 1993. I am unable to provide information for the period prior to that. I would suggest you obtain information from our planning department. Alternatively, visit voa.gov.uk, where you may find historic banding records.

Kind regards

Ms Y Yang
Council Tax Team

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Haringey Council

www.haringey.gov.uk

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Appendix 3

From: Museum Services <Museum.Services@haringey.gov.uk>
Sent: 12 April 2022 10:19
To: nealhollenbery@gmail.com
Subject: RE: 3 and 3A Curzon Road London N10 3RB

Dear Neal,

Thank you for your email asking about evidence of occupancy at 3/3A Curzon Road N10 3RB. Although we don't hold information on council tax and rates from the 21stC in the archive (you would need to speak with the Council Tax department about that), we do have the historical Electoral Registers which note everyone registered to vote at a particular address, year by year. If your building has two separate residential addresses, then they will be listed as separate addresses in the registers, that is as long as the occupants were registered to vote.

I can confirm from the Electoral Registers that up to and including the register for 1990-91 the building was listed only as No 3 Curzon Road. From the following year (1991/92) the listing at that address changed to two separate residences - Nos. 3 and 3A, and has continued to be listed as the two addresses that from that point.

If you'd like to check these yourself, you are very welcome to make an appointment to come in and look at the registers. We are open Weds-Fri for morning (10-12.30) and afternoon (1.30-4) appointments. Let us know when you'd like to come in and I will confirm your appointment by email.

Best wishes

Julie

Julie Melrose
Archivist

Haringey Council
Haringey Archive and Museum Service
Bruce Castle Museum, Lordship Lane, London N17 8NU
020 8489 4250 (Option 2)
Pronouns: she/her

www.haringey.gov.uk
[twitter@haringeycouncil](https://twitter.com/haringeycouncil)
facebook.com/haringeycouncil

Have a look at our new website: <https://www.brucecastle.org/>

From: nealhollenbery@gmail.com <nealhollenbery@gmail.com>
Sent: 11 April 2022 09:52
To: Museum Services <Museum.Services@haringey.gov.uk>
Subject: 3 and 3A Curzon Road London N10 3RB

Dear Sirs,

I believe the freehold house at 3 Curzon Road Muswell Hill has been lived in as 2 flats for more than 20 years. I am looking for evidence that this is the case, probably from historical council tax/ rates records.

I can come to the archive myself, or maybe you can tell me for how long this house has been rated as two properties?

I attach the current listings.

Many thanks for your help,

Neal

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