



Town and Country Planning act 1990 (as amended)

Planning Statement

**Planning application for the conversion of offices on
the first and second floor into 4no residential units
incorporating extensions to the rear**

at

**746-748 Lordship Lane
Wood Green
London
N22 5JP**

On Behalf of:
Mr M Topkaya

Prepared by:
Christine Dadswell MRTPI
Batcheller Monkhouse
No.1 London Road
Tunbridge Wells
Kent
TN1 1DH

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Batcheller Monkhouse on behalf of Mavi Property Services LTD in support of a planning application for the conversion of offices on the first and second floor into 4no residential units incorporating extensions to the rear at 746-748 Lordship Lane, Wood Green, London, N22 5JP.
- 1.2 The document provides a detailed description of the site and proposals, before outlining the relevant planning policy framework as context for assessment of the proposal's planning merits.
- 1.3 The following documents have been submitted alongside this application
- Location & Block Plan
 - Existing & Proposed Elevations & Floor Plans
 - Heritage Statement
 - Design & Access Statement
 - Construction Logistics Plan
 - Noise Assessment

2 SITE AND SURROUNDINGS



Figure 1: Site location Source: OS Mapping

- 2.1 The subject building is located on the northern side of Lordship Lane adjacent to Wood Green Underground Station which is a Grade II Listed Building. The property site was formerly a bank with the bank closing in late 2019. The top floor of the building has always contained a flat which will remain as existing. To the rear there are currently flat roofed extensions at the ground floor as well as a detached single storey outbuilding. There is also an existing external staircase to the top floor flat. There is pedestrian access onto Hardy Passage to the rear.
- 2.2 To the north of the site lies a residential area. To the east the buildings house commercial units on the ground floor with residential above. Many of these buildings having extensions to the rear. To the south and west there is a mix of commercial units and public facilities including a cinema and gym. As referred to above the site is immediately adjacent to Wood Green Underground Station and there are also bus stops within the immediate vicinity of the site.
- 2.3 The building subject of this application is constructed from stonework on the ground floor with brick elevations on the upper floors. The front (southern) elevation of the building largely retains original features. The rear elevation has been compromised over time through the addition of flat roof extensions and an external staircase.

- 2.4 As can be seen in the extract from the Council's policy map the site lies within a district centre and the ground floor retail unit is classed as secondary retail frontage. A public house to the south-west is a locally listed building.

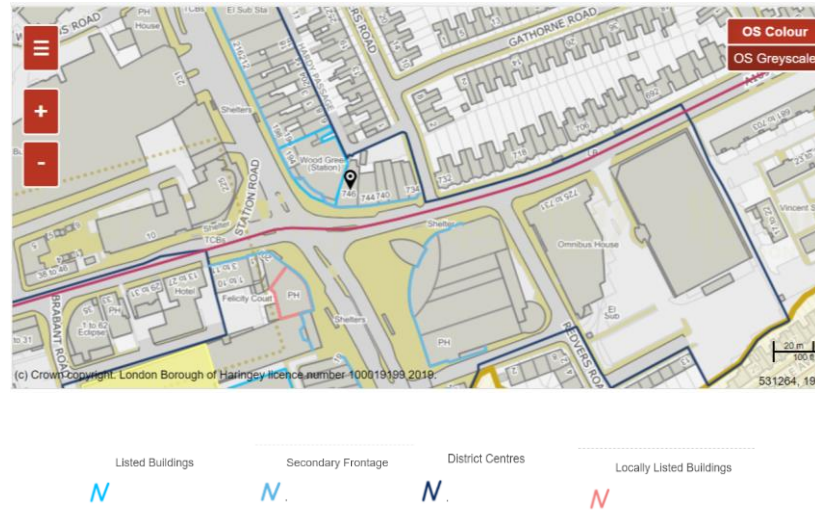


Figure 2: Extract from LB Haringey Policy Map.

3 PLANNING HISTORY

- 3.1 The site lies within the Planning Authority area of London Borough of Haringey. The Council's online planning records reveal the following applications for the application site (correct as of 16th November 2022):

Application No.	Proposal	Decision
HGY/2018/3423	Installation of external roller shutter over part of frontage	Approve with Conditions 19/12/2018
HGY/2014/1795	Installation of new AC condenser unit directly next to similar existing AC condenser unit on the roof of the building	Approve with Conditions 20/8/2014
HGY/2010/0690	Installation of 1 x new domed CCTV camera and 2 x additional air conditioning condensers	Approve with Conditions 01/6/2010
HGY/2010/0669	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign	Approve with Conditions 28/5/2010
HGY/2007/2178	Display of 2 x internally illuminated cash point machine sign.	Approve with Conditions 12/12/2007
HGY/2007/2179	Display of 1 x internally illuminated cash point machine sign.	Approve with Conditions 12/12/2007

Table 1: Planning history relating to the application building

4 DEVELOPMENT PROPOSAL

- 4.1 The application seeks permission to convert the existing offices at first and second floor level to 4no residential flats. To accommodate the flats a two-storey rear extension is proposed on top of the existing single storey rear extension at ground floor level. A detached outbuilding to the rear of the site would be utilised as a cycle store for the proposed units and also has potential to act as a bin store. The existing top floor flat would remain as existing, other than the removal of an external staircase which serves as a secondary access to the flat. The front (south) elevation would remain unchanged other than the installation of upgraded windows
- 4.2 The proposed rear extension would sit adjacent to the western boundary of the site and would largely sit below the height of the western boundary wall. The proposed extension would be stepped back from the eastern boundary of the property. The addition would be constructed from brick to match existing and would have a flat roof.
- 4.3 The proposed scheme would provide two 2bed flats and two 1bed flats. The flats would accord with National Space Standards. In response to comments made at the pre-application stage regarding the single aspect nature of the flats, the size of the windows to the flats at the rear have been increased to enable more light to enter the proposed units.
- 4.4 The existing windows to the front elevation will be upgraded to comply with standards set out in the Noise Report provided by Venta Acoustics. Similarly the proposed windows on the rear elevation will comply with the standards set out in the Noise Report. The existing windows are single glazed and in a poor state of repair. It is proposed that they would be replaced with UPVC double glazed sash windows.

5 PLANNING POLICY

5.1 Planning Policy Overview

- 5.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Local Development Plan unless material considerations indicate otherwise. The Development Plan covering the site's Borough comprises The London Plan 2021, Haringey Strategic Policies 2013, Haringey Development Management Policies 2017 and Haringey Site Allocations Development Plan Document 2017. Tables 2-4 below sets out the policies which are considered relevant to the development proposal. There is also an emerging Wood Green Area Action Plan and a New Local Plan, however both of these plans are at early stages of preparation and therefore are not a material consideration in this application.

Haringey Strategic Policies 2013

Policy	Summary
SP0	Presumption in Favour of Sustainable Development
SP1	Managing Growth
SP2	Housing
SP4	Working towards a low carbon Haringey
SP7	Transport
SP10	Town Centres
SP11	Design
SP12	Conservation

Table 2: Strategic Plan Policies

Haringey Development Management Plan Policies 2017

Policy	Summary
DM1	Delivering High Quality Design
DM2	Accessible and Safe Environments
DM4	Provision and Design of Waste Management Facilities
DM6	Building Heights
DM9	Management of the Historic Environment
DM10	Housing Supply
DM11	Housing Mix
DM12	Housing Design and Quality
DM21	Sustainable Design, Layout and Construction
DM23	Environmental Protection
DM27	Protecting and Improving Groundwater Quality and Quantity
DM29	On-Site Management of Waste Water and Water Supply
DM31	Sustainable Transport
DM32	Parking
DM45	Optimising the Use of Town Centre Land and Floorspace

Table 3: Development Management Policies

London Plan 2021

Policy	Summary
GG2	Making the best use of land
GG4	Delivering the homes Londoners need
D3	Optimising site capacity through the design-led approach
D4	Delivering good design
D6	Housing quality and standards
D14	Noise
H1	Increasing housing supply
H2	Small Sites
H10	Housing size mix
E1	Offices
HC1	Heritage conservation and growth
T5	Cycling

Table 4: London Plan Policies

5.2 Other Material Considerations**The National Planning Policy Framework**

5.2.2 The NPPF came into force in 2012 and was updated in 2021. It is the overarching government policy for England in relation to the assessment and determination of planning applications.

5.2.3 Paragraph 11 of the NPPF indicates that a presumption in favour of sustainable development should be seen as a golden thread for both plan-making and decision-

taking with paragraph 8 stating that there are three dimensions to sustainable development which give rise to the need for the planning system to provide and economic, social and environmental role. Table 5 sets out those policies contained within the NPPF that are considered to be relevant to this application.

Paragraph	Summary
8	The three dimensions of sustainable development
10	Presumption in favour
11	Presumption in favour of sustainable development
126	Good design is a key aspect of sustainable development
130	Achieving well designed places

Table 5: Relevant Paragraphs of the NPPF

6 DEVELOPMENT APPRAISAL

6.1 Principle of Development

- 6.1.1. Policy SP1 of Haringey's Local Plan sets out that the Council will seek to maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement with Wood Green being identified as the principal focus for growth in Policy SP10. These policies are in line with Policies H1 and GG2 of the London Plan which seeks to prioritise sites which are well-connected by existing or planned public transport. Policy H2 of the London Plan also encourages Local Planning Authorities to support the development of new homes on small sites.
- 6.1.2. The location of the application site is highly sustainable, adjoining Wood Green Underground tube station, a short walk from Alexandra Palace National Rail Station and with a broad range of amenities in very close proximity. The development site has a PTAL rating of 6b, which means it has 'excellent' access to public transport services and is the highest PTAL rating that can be obtained. 12 bus services can be accessed within 1-4 minutes of walking to the site. Overall the site is considered to be in a location where Policy SP2 would support proposals for additional housing.
- 6.1.3. Policy DM45 of the Haringey Development Management Plan indicates that the Council will seek to optimise the use of land and floorspace within Town Centres by encouraging mixed use development including the re-use of space above shops and commercial premises. Many of the properties in the immediate vicinity have a commercial use at the ground floor with residential accommodation above. The principle of retaining a commercial use at the ground floor and converting the units above is therefore appropriate in this location. The proposal seeks to provide a positive contribution to the local housing stock, in accordance with adopted local policies.
- 6.1.4. The extension to the rear seeks to achieve an enhancement in the design, improving a series of existing additions that are of low aesthetic quality. The most important elevation in terms of design, heritage and local character is the front elevation which will not be altered beyond some minor maintenance and upgraded windows. The design is supported by the supporting heritage statement from AB Heritage and it is therefore considered that it is appropriate.

6.2 Design

- 6.2.1 Pre application discussions have taken place, prior to Batcheller Monkhouse's involvement and the key concerns raised by the local planning authority were related to design and massing. The proposal has been modified to significantly reduce the scale, removing the proposed addition to the third floor in its entirety. The proposed development has been designed with the proposed storeys stepped down to two and one storey significantly reducing the bulk and mass. The proposed residential units will continue to meet National Space Standards in line with Policy DM12 of Haringey's Development Management Plan and Policy D6 of the London Plan.
- 6.2.2 The western elevation remains largely unchanged with only a small glimpse of the extension visible. The eastern elevation will be altered, however the removal of the external staircase and replacement with a quality extension and attractive rear façade with large windows will result in a design enhancement, while also providing a more active elevation with greater levels of natural surveillance for the avenue and car park at the rear.
- 6.2.3 Materials proposed will match the existing and windows will be upgraded throughout to meet recommended standards in terms of acoustics and ventilation.
- 6.2.4 The reduction in height and mass ensure the development would not be visually intrusive or detrimental to the neighbouring listed building or wider character of the area but instead will result in an enhancement. This is confirmed in the report prepared by AB Heritage which concluded that the extension would have no impact on the heritage asset.
- 6.2.5 Concerns were also raised regarding the apartments to the rear of the building, stating they may not receive enough light due to their single aspect nature. This has been mitigated in the revised designs through significantly increasing the window openings to ensure the flats receive adequate light throughout the day.
- 6.2.6 Overall the revised design is considered to be appropriate for the site and will enhance the environment to the rear of the site in line with Policy SP11 of the Haringey Local Plan and Policy DM1 of the Haringey Development Management Plan.

- 6.2.7 In light of the PTAL rating, it is considered that no vehicle parking is required for the development, however secure cycle parking can be accommodated within an existing structure at the rear of the property in line with the requirements set out in the London Plan as required by Policy SP7 of the Haringey Local Plan and Policy T5 of the London Plan.

6.3 Impact upon Residential Amenity

- 6.3.1 Concerns were raised in the pre application advice regarding the scale of the proposal on neighbouring properties. It is considered that the revised design mitigates this due to the reduction in overall scale, bulk and height of the proposed extension.
- 6.3.2 The pre application advice also raised concerns regarding the natural light levels in the north facing flats for future residents. The revised design seeks to mitigate this through the introduction of significantly larger windows at the rear. This not only increases the natural light for the future occupiers but also adds an additional public benefit of increasing natural surveillance for the avenue and car park below.
- 6.3.3 An acoustic report has been prepared and new windows have been proposed to ensure adequate reduction in noise levels for the flats ensuring the development's compliance with Policy DM23 of the Haringey Development Management Plan and D14 of the London Plan.

6.4 Impact upon Heritage Assets

- 6.4.1 NPPF 194 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. In addition, Local Plan Policy SP12 states that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment this is approach to heritage assets is echoed in Policy HC1 of the London Plan. Policy DM9 of Haringeys Development Management Plan states that development that conserves and enhances the significance of a heritage asset and its setting will be supported.
- 6.3.4 AB Heritage have been commissioned to complete a Heritage Statement. The statement concluded with the following: 'As discussed in Section 5.2. the most

important element of the Station's setting is Wood Green Junction. The rear extension will be imperceptible from Wood Green Junction and will not change the residential character of the setting to the rear of the Station. Furthermore, the proposed extension will pose no challenge to the dominance of the Listed Building on the streetscape. The proposed development, therefore, is concluded to have No Impact to the overall heritage significance of Wood Green Underground Station.' Furthermore the heritage statement included no recommended changes to the proposed design. The revised design is therefore considered to satisfy policies regarding heritage and is considered appropriate in the context of Wood Green Junction.

7 CONCLUSION

- 7.1 This application seeks to convert and extend the building at 746-748 Lordship Lane to provide 4 new residential flats. The principle is considered acceptable but concerns were raised at pre application stage regarding the scale, design and heritage impact of the proposal. The extension was therefore significantly reduced, removing the extension to the third floor altogether and then stepping the lower level to reduce scale and bulk. This addressed concerns raised regarding the impact on neighbouring residents as well as design.
- 7.2 The rear windows have been significantly increased to maximise daylight and all windows will be replaced and upgraded to meet acoustic and ventilation standards.
- 7.3 A Heritage Statement has been prepared by AB Heritage which concludes that the revised scheme will have no impact on the neighbouring Heritage Asset at Wood Green Junction.
- 7.4 It is therefore considered that in all ways the proposal satisfies national and local policy and is therefore presented to the London Borough of Haringay for a positive decision.