
Planning Statement

LYNTON ROAD, CROUCH END, N8 8SX

JANUARY 2023

PREPARED FOR SEEMO ASSETS LTD

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APPENDICES**Appendix 1 – Site Location Plan**

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Hybrid Planning & Development Limited ('Hybrid') on behalf of our client, Seemo Assets Ltd, ('the Applicant'), in support of a full planning application for 9 new dwellings and c.1200sqm commercial at Lynton Road in Crouch End. A site location plan showing the application site outlined in red is enclosed at **Appendix 1**.

1.2 The applicant is seeking planning permission for:

“Demolition of the existing building and the erection of a new building to create commercial floorspace on ground and first floors, and 9 new dwellings on the upper floors, with associated landscaping and servicing.”

Submission Documents

1.3 This Planning Statement has been prepared to consider the proposed development against the statutory development plan, and all relevant planning considerations. The Statement should be read in conjunction with the following documents and drawings:

Table 1.1 – Planning Documents

Document	Consultant
Application Form and Certificates	Hybrid
Application Covering Letter	Hybrid
Planning Statement	Hybrid
Design and Access Statement	Ackroyd Lowrie
Daylight / Sunlight Assessment	Hawkins Environmental Limited
Fire Statement	BB7
Sustainable Statement & Energy Statement	Ensphere
Draft Travel Plan	Velocity
Operational Waste Management Plan	Velocity

Table 1.2 – Drawings and Plans

Dwg no.	Title	Scale
955-001	Location Plan	1:1250@A3
955-002	Existing Site Plan	1:500@A3
955-010	Existing Ground Floor Plan	1:200@A3

955-012	Existing Roof Plan	1:200@A3
955-020	Existing Front Elevation	1:100@A3
955-021	Existing Rear Elevation	1:100@A3
955-022	Existing North East Elevation	1:200@A3
955-101	Proposed Ground Floor Plan	1:200@A3
955-102	Proposed First Floor Plan	1:200@A3
955-103	Proposed Second Floor Plan	1:200@A3
955-104	Proposed Third Floor Plan	1:200@A3
955-105	Proposed Fourth Floor Plan	1:200@A3
955-106	Proposed Roof Plan	1:200@A3
955-110	Front Elevation	1:100@A3
955-111	North East Elevation	1:200@A3
955-112	Rear Elevation	1:100@A3
955-113	South West Elevation	1:200@A3
955-114	South East Courtyard Elevation	1:100@A3
955-115	North West Courtyard Elevation	1:100@A3

1.4 This statement provides a description of the application site and the surrounding area, and comments on the site's planning history in Chapter 2. Chapter 3 provides a summary of the development proposals, with Chapter 4 detailing the relevant planning policy. Chapter 5 sets out the planning and design assessment. Chapter 6 draws together the concluding thoughts.

1.5 Overall, this proposal is considered to represent a form of development that is sustainable and accords with the relevant planning policy. In light of this, the proposal should be considered favourably by the Council, in accordance with the NPPF.

2.0 APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site comprises a two storey warehouse building, located on Lynton Road, Adjacent to the site, fronting Park Road is a four storey mixed use building, Orantez house. Orantez house comprises retail units on the ground floor and residential units on the upper three floors. The surrounding area is mixed use, which includes residential, retail and offices.
- 2.2 The site falls within the following planning policy designations:
- 72-96 Park Road & Lynton Road Allocation;
 - Critical Drainage Area;
 - Strategic View of St Pauls – the Wider Setting.
- 2.3 The building is not listed, nor is it located within a Conservation Area. The boundary for Crouch End Conservation Area starts on the opposite side of Park Road and Lynton Road.
- 2.4 The site has a public transport accessibility level (PTAL) of 3. The site is well-served by a number of bus routes, providing connecting the site to Harringay, Finsbury Park and Charing Cross.
- 2.5 Park Road is a narrow and heavily trafficked road. Lynton Road is used by heavy goods vehicles to gain access to the loading bay on the south-east side of the existing warehouse building to the rear. This road is also used for vehicular access to the offices and studios at the rear of the warehouse building. The road is blocked off after that point and there is no direct vehicular access from Park Road to the residential properties further along Lynton Road.
- 2.6 The site is located within Flood Zone 1 which means it has a low probability of flooding.

Planning History

- 2.7 From an inspection of the Council's on-line records, we are aware of the following planning history in relation to the site:
- LPA Ref: HGY/2004/1385 - Change of use from warehouse to retail at ground floor level to form 5 retail units and alterations at 1st floor level to form 2 separate office areas. Changes to fenestration. Approved 01 September 2004.
 - LPA Ref: HGY/2006/1839 - Erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units. Development includes alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage. Approved 14 December 2006.
 - LPA Ref: HGY/2008/0966 - Amendments to planning application HGY/2006/1839, to include raising the height of the roof, reducing the size of one commercial unit,

relocation of commercial waste and other external alterations to the fenestration and front dormer windows. Approved 11 August 2008.

- LPA Ref: HGY/2011/0905 - Application for a new planning permission to replace an extant planning permission HGY/2006/1839 for the erection of a further two floors to existing 2 storey building to create 4 x two bedroom, 2 x one and 3 x three bedroom flats and 4 additional commercial units; including alterations to elevations, formation of 5 car parking spaces and provision of covered bin storage; as later amended by planning application HGY/2008/0966. Approved 30 March 2012.
- LPA Ref: HGY/2017/1455 - Non-material amendment to approved application HGY/2011/0905 in order to remove part of the amenity area to the flats above the warehouse service area. Approved 27 June 2017.

2.8 We turn now to provide a summary of the development proposals, together with an assessment of the proposals against the relevant national and local policy.

3.0 THE PROPOSED DEVELOPMENT

3.1 This application seeks full planning permission for:

“Demolition of the existing building and the erection of a new building to create commercial floorspace on ground and first floors, and 9 new dwellings on the upper floors, with associated landscaping and servicing.”

3.2 The proposed development seeks to demolish the existing building and erect a new part four part five storey building to create a high quality, mixed-use development. The proposed development will comprise 1,200 sqm GIA of commercial floorspace (Class E), and 9 new homes (Class E).

Provision of commercial floorspace

3.3 The proposed development seeks to re-provide the existing commercial floorspace at ground floor and provide an additional 687 sqm at first floor. Both units, have separate access points along Lynton Road. The ground floor unit is accessed through a built in door within the shutter of the loading bay. The first floor unit is accessed from a separate point between the commercial and residential bin stores.

3.4 In total, the proposed development would deliver c.1,200 sqm of commercial floorspace, across the lower floors.

3.5 There are external terraces proposed for use by tenants of the building accessible from the second floor. The building has been designed flexibly to enable it to be let to multiple occupiers, if required. The total amenity space provided amounts to 38.4 sqm.

3.6 The ground floor commercial floorspace has ample internal space to provide secure cycle parking. Short stay cycle parking for visitors is located in the forecourt, directly in front of the ground floor entrance.

3.7 The first floor commercial floorspace has dedicated secure cycle parking located at ground floor, and additional short stay cycle parking in the fore court.

3.8 Provision for waste has been located at ground floor which can be accessed from the office / residential forecourt, and also from the loading area of the ground floor commercial unit. Servicing for these units will be taken directly from Lynton Road.

Residential Accommodation

3.9 A total of nine residential units are proposed across three floors. All units are dual aspect and benefit from private amenity space.

- 3.10 In terms of residential quality, the new housing proposed would meet and exceed the London Plan space standards, feature private outdoor amenity space with each flat having their own balcony and access to a shared residential garden.
- 3.11 Residential bin stores are located at the ground floor and are directly accessed from the forecourt. The bin store comprises space for large / bulky refuse.

Car and Cycle Parking

- 3.12 The site is proposed to be car-free in line with the London Plan. Two loading bays are proposed to be located in front of the commercial unit to allow for deliveries.
- 3.13 Dedicated cycle parking is provided for both uses. The commercial units are served by dedicated cycle parking at ground floor. The residential accommodation is served by a secure cycle store at podium level which can accommodate 15 bicycles. Additional secure cycle parking is also provided for 6 residential units in their private amenity space accommodating a further 12 bicycles. Six Short stay cycle parking spaces are located within the forecourt to serve the whole development.

4.0 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy

- 4.2 The new National Planning Policy Framework (NPPF), which was published in July 2021, sets out the Government's planning policies for sustainable development and positive growth. The Framework prescribes a 'presumption in favour' of sustainable development (Paragraph 11), and supports proposals that are in accordance with the policies of an up-to-date development plan.
- 4.3 To achieve sustainable development, the following economic, social and environmental objectives need to be pursued in mutually supportive ways (Paragraph 8), and should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; however, they are not criteria against which every decision can or should be judged (Paragraph 9):
- a) an economic objective – to help build 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.
 - b) a social objective – to support 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; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.4 Paragraph 9 of the NPPF continues by stating that planning decisions should play an active role in guiding development towards sustainable development solutions, but in so doing, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 4.5 The NPPF states at Paragraph 80 that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both

local business needs and wider opportunities for development. The approach should allow each area to build on its strengths, counter any weaknesses, and address the challenges of the future.

- 4.6 Paragraph 81 of the NPPF requires local authorities to do all they can to support sustainable economic growth and to plan proactively to meet the development needs of businesses. Policies should be flexible enough to accommodate needs not anticipated in the plan, and to allow a rapid response to changes in economic circumstances.
- 4.7 Paragraph 119 of the NPPF confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.8 The NPPF continues that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and states at Paragraph 126, that good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.
- 4.9 Planning policies and decisions should ensure that developments will function well and add to the overall quality of an area, are visually attractive and sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate mix of development and support local facilities and transport networks, and create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.
- 4.10 In determining applications (Paragraph 134), great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.11 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The London Plan

- 4.12 In March 2021, the Mayor's Spatial Development Strategy for London, known as 'The London Plan', was adopted and provides the overall strategic plan for London, setting out an integrated economic, environmental, transport, and social framework for the development of London over the next 20-25 years.

4.13 The following policies from the London Plan are considered to be relevant to the application proposals:

- Policy D3 'Optimising Site Capacity through the Design-led Approach' – states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Development proposals should: respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character, and; be of a high quality, with architecture that pays attention to detail.
- Policy D4 'Delivering Good Design' – states that Design and Access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan. The design quality of development should be retained by avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition.
- Policy D5 'Inclusive Design' – requires development proposals to achieve the highest standards of accessible and inclusive design.
- Policy D12 'Fire Safety' – ensures the safety of all building users and requires all development proposals to achieve the highest standards of fire safety. Appropriate fire alarm systems and passive/active fire safety measures should be incorporated into the design.
- Policy D14 'Noise' – requires development proposals to manage noise by avoiding significant adverse noise impacts on health and quality of life.
- Policy H1 'Increasing housing supply' – sets a ten-year target for net housing completions which should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially on sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary.
- Policy HC4 'London View Management Framework' – sets requirements for proposals to comply with the protection and positive contribution to, the characteristics and composition of Strategic Views and their landmark elements.
- Policy SI1 'Improving Air Quality' – notes that development proposals should ensure that where emissions need to be reduced to meet the requirements of Air Quality Neutral or to make the impact of development on local air quality acceptable, this is done on-site. Where it can be demonstrated that emissions cannot be further reduced by on-site measures, off-site measures to improve local air quality may be acceptable, provided that equivalent air quality benefits can be demonstrated within the area affected by the development.
- Policy SI13 'Sustainable drainage' – states that areas where there are particular surface water management issues and aim to reduce these risks. Increases in surface water run-off outside these areas also need to be identified and addressed, and that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- Policy T6 'Car Parking' – ensures that a car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite').

Local Development Framework for the London Borough of Haringey

- 4.14 The Local Development Framework for the London Borough of Haringey comprises the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan.
- 4.15 The Strategic Policies Local Plan provides the vision, objectives and spatial policies to guide development in the Borough up to 2026 and sets out detailed planning policies to use for determining planning applications.
- 4.16 The adopted Policies Map identifies the site as being within the following planning policy designations:
- Policy SA49: 72-96 Park Rd & Lynton Road site allocation;
 - Critical Drainage Area;
 - Strategic View of St Pauls – the Wider Setting.
- 4.17 We consider the following policies of the Haringey's development plan, relevant to this application:
- Policy SP2 – Housing;
 - Policy SP5 – Water Management and Flooding;
 - Policy DM1 – Delivering High Quality Design;
 - Policy DM5 – Locally Significant Views and Vistas;
 - Policy DM6 – Building Heights;
 - Policy DM10 – Housing Supply;
 - Policy DM11 – Housing Mix;
 - Policy DM12 – Housing Design and Quality;
 - Policy DM26 – Critical Drainage Areas;
 - Policy DM35 – Cycle Storage in Front Gardens;
 - Policy DM40 – Non-Designated employment land and floorspace;
 - Policy DM55 – Regeneration / Masterplanning;
 - SA49 – Park Rd & Lynton Road.
- 4.18 **Policy SP2** of the Haringey's Local Plan Strategic Policies states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target.
- 4.19 **Policy SP5** of the Haringey's Local Plan Strategic Policies explains that The Council will

require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk.

- 4.20 **Policy DM1** of the Development Management Plan sets the design standards for all new development.
- 4.21 **Policy DM5** of the Development Management Plan explains that proposals should protect and enhance locally significant views and vistas.
- 4.22 **Policy DM6** of the Development Management Plan states that the Council expects all development proposals building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context.
- 4.23 **Policy DM10** of the Development Management Plan explains that the Council will support proposals for new housing on sites allocated for residential development, including mixed-use residential development, within the Site Allocations DPD and Area Action Plans.
- 4.24 **Policy DM11** of the Development Management Plan states that proposals for new residential development, including mixed-use schemes comprising residential accommodation, should provide a mix of housing having regard to location, character, constraints and scale of development. It also explains that the Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.
- 4.25 **Policy DM12** of the Development Management Plan sets the housing design and quality requirements.
- 4.26 **Policy DM26** of the Development Management Plan states that all proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.
- 4.27 **Policy DM35** of the Development Management Plan acknowledges that cycle storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of the surrounding properties.
- 4.28 **Policy DM40** of the Development Management Plan explains that the Council will support mix-used proposals on non-designated employment sites within highly accessible or otherwise sustainable locations.
- 4.29 **Policy DM40** of the Development Management Plan states that where development forms

part of an allocated site, the Council will require a masterplan be prepared to accompany the development proposal for the wider site and beyond, if appropriate, that demonstrates to the Council's satisfaction, that the proposal will not prejudice the future development of other parts of the site, adjoining land, or frustrate the delivery of the site allocation or wider area outcomes sought.

4.30 Policy SA49 of the Site Allocations Development Plan Document (DPD) explains that the existing site a proposed site allocation for a mixed use commercial and residential development. The site requirements are its redevelopment for a mix of residential and employment uses and the replacement of employment floorspace in order to replace the number of jobs. No buildings need to be retained on this site subject to a review of the historic merit of the old Piano Factory building. The green space on the corner of Lynton Road and the Grove is in Council's ownership and provides local amenity and must be retained including the mature stand of trees. The policy also states development Guidelines:

- The current blank brick façade on the approach to the Church on the Grove should be replaced with active building frontages, with front doors opening onto the street.
- Attractive street frontage could be created to enhance the setting of the Conservation Area creating a 'gateway' to it.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.
- Heights should be restricted to protect the amenity of properties on The Grove, and heights should be restricted to the north of the site to protect the setting of the church, and preserve the amenity of the back gardens on Palace Rd and the properties on Lynton Rd at the point where it becomes residential.
- Heights and elevation details should respond to the Park Road frontage and the established rhythm.
- Higher elements may be possible on Park Rd marking the entrance to Crouch End District Centre.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

5.0 PLANNING ASSESSMENT

- 5.1 This section of the report seeks to address the key planning issues arising from the proposal. These issues have been identified through a review of the relevant planning policy for the site.
- 5.2 In accordance with Paragraph 11 of the NPPF (2021) and the presumption in favour of sustainable development, the Council is required to approve development proposals that accord with the development plan without delay.
- 5.3 The proposal represents an entirely deliverable, sustainable, and suitable development that will utilise previously developed land to contribute to the residential accommodation targets of the Borough.
- 5.4 The development proposals have been assessed against the following principal planning matters:
- Principle of Development
 - Height and Massing
 - Design and Appearance
 - Quality of Residential Accommodation
 - Amenity
 - Transport, Waste and Servicing; and
 - Other Technical Considerations

Principle of Development

- 5.5 The principle of a mixed-use development in this location, as set out within the Site Allocation (SA49) is entirely acceptable and in accordance with the aspirations of LB Haringey.
- 5.6 The site, as existing, provides 591sqm of commercial floorspace at ground floor. The commentary of Policy SA49 identifies that *“there may be potential to accommodate additional floorspace on the eastern portion of the site on Lynton Road, although it will be expected that a proportion of new employment floorspace will be provided.”*
- 5.7 The proposed development seeks to deliver additional commercial floorspace comprising c. 1,200 sqm across the ground and first floors. On the upper floors, 9 residential flats are proposed, which further addresses the requirements of Policy SA49.

- 5.8 The proposals also align with Paragraphs 80 and 81 of the NPPF, which direct that planning decisions should help create the conditions in which businesses can invest and adapt, whilst local authorities should do all that they can to support sustainable economic growth and to plan proactively to meet the development needs of businesses, respectively.
- 5.9 As set out in the site requirements of Policy SA49, no building on site needs to be retained. The building is not considered to be of architectural merit, and accordingly the principle of demolition for replacement with a new, more efficient building, should be considered acceptable.
- 5.10 The proposed mixed use development of this underutilised brownfield site is supported and would deliver on the aspirations of the Site Allocation (SA49).
- 5.11 As such the principle of the development is considered consistent not only with the National Policies of the NPPF, and the London Plan, but also with Local Plan Policy DM10, SA49.

Height and Massing

- 5.12 The proposed development comprises a new building ranging in height measuring up to 4 storeys on the east, and 5 storeys on the west of the site. The massing is broken up through the introduction of a communal courtyard between the residential buildings. Furthermore, the upper floors are set back to create greater visual interest, and further reduce any impact of the massing of the development.
- 5.13 As shown in section 3.1 of the supporting design and access statement, the surrounding area comprises a number of buildings ranging from 1 to 4 storeys in height.
- 5.14 The proposed heights represent a gentle increase over the heights of buildings in the immediate surroundings and features a detailed design which has been carefully considered within the local context, it is considered that the proposed buildings would be of massing that is not out of character with the wider neighbourhood.
- 5.15 As required within Policy DM6, the overall bulk and scale of the building will not be out of keeping with the area as Park Road demonstrates many three and four-storey buildings, especially in the immediate locality and back up towards the town centre.
- 5.16 The building heights, and the scale and massing of the development overall, would contribute to optimise the development of the site, be of an appropriate scale and massing and would not appear out of keeping with the surrounding area. The overall development would have a positive visual impact on the local built environment and make the best use of the available space on an underused brownfield site, which aligns with the policy aspirations of LB Haringey, notably London Plan Policy D1 and Local Plan Policy DM1 and DM6.

Design and Appearance

- 5.17 The surrounding area is mixed in character, architectural style, building type, form, and appearance. The proposed development has been sensitively designed to create a high quality building, which responds to the form, scale, and massing prevailing around the site. Furthermore, as set out in Policy DM1, the proposed development ensures a high standard of privacy and amenity for the development's users and neighbours, through chamfered windows, ample separation distances, and communal and private amenity spaces.
- 5.18 At ground level, an active frontage is proposed with the entrance into all three elements:
- Ground floor commercial unit;
 - First floor commercial unit; and
 - Upper floors for the residential units.
- 5.19 To enhance the point of arrival, landscaping is proposed to provide visual interest. In the forecourt of the residential and office entrance, short stay cycle parking is also provided, as well as the entrance points to the refuse stores. A loading bay and shutter with a built in door, is proposed in front of the commercial entrance. This would remain open during opening hours, to allowed deliveries into the site, and to ensure there is activity along this elevation.
- 5.20 The building adopts a horizontal hierarchy in order to clearly separate the light industrial, commercial offices and residential uses. To create greater visual interest, the building utilises chamfered windows to help direct the views away from adjacent properties, in order to avoid overlooking.
- 5.21 The top floors of the residential blocks are set back to create further visual interest to the development, and to reduce any impact of the new development on the streetscene. This step back then allows for ample external amenity space for future occupiers.
- 5.22 In accordance with Policy DM12, the proposed development will be of a high quality contemporary design, taking into account the privacy and amenity of neighbouring uses, contributing to the character and amenity of the local area.
- 5.23 As such, it is considered that the development is acceptable in design terms. The development would be of a high-quality design which responds appropriately to the local context.

Quality of Residential Accommodation

- 5.24 The development is of a very high-quality layout and residential standard, each unit meets or exceeds the minimum internal space standards requirements of the London Plan (table 3.1), and provides functional layouts with easily accessible storage space, as required by London Plan Policy D6.

Residential Amenity

- 5.25 All of the residential units would be dual aspect, and served by private amenity space, in the form of balconies, and communal amenity space, in the form of a green courtyard.
- 5.26 The communal courtyard is proposed between the two residential blocks, to provide green amenity space for the residents. The courtyard is accessible from both blocks as well as the ground floor stair and lift core.
- 5.27 The proposed development results in high quality residential accommodation which would assist in delivering much needed housing in Haringey and London as a whole. Therefore, the proposed delivery of housing is in accordance with national planning policy, London Plan policy D6 and local planning policies DM1 and DM12.

Accessible Housing

- 5.28 In line with London Plan Policy D5, the scheme has been designed with consideration to those who are less physically able. The entrance to the north building will have step free access, and doors and corridors will be wide enough to facilitate wheelchair users. The lift will be part M(3) compliant.
- 5.29 To address the requirements of London Plan Policy D7, and DPD Policy DP2, 10% (1) of the proposed homes have been designed to meet wheelchair user home standards in accordance with Building Regulations requirement M4(3). All other dwellings (8) would meet the accessible and adaptable homes requirements of M4(2).

Residential Mix

- 5.30 The proposed unit mix is as follows:
- 3 x 1-bedroom apartments;
 - 3 x 2-bedroom apartments; and
 - 3 x 3-bedroom apartments.

- 5.31 The proposed development would deliver an acceptable mix in a sustainable and accessible location.
- 5.32 An equal split of 1, 2 and 3 bedroom properties, ensures that the proposed development provides an adequate mix of dwelling sizes to deliver a balanced, inclusive and mixed community, in accordance with local policy DM11 and SP2.
- 5.33 Overall, in terms of the residential provision, the proposed development would contribute to the borough's overall housing supply, provide a mix of dwelling sizes, including wheelchair accessible and adaptable units, and deliver nine high quality homes in full accordance with national, regional and local planning policy.

Commercial Floorspace (Class E)

- 5.34 The ground floor comprises a commercial unit, measuring 501sqm. This unit is served by two loading bays, and ample waste and refuse as well as short stay cycle parking for visitors.
- 5.35 The first floor comprises 687.5sqm of office space. Due to the design of the floorplate, this could be occupied by a sole tenant, or two separate tenants requiring slightly smaller offices. The unit(s) benefit from a separate core, and external amenity space measuring 38.39sqm.
- 5.36 This application seeks to not only re-provide the existing commercial floorspace, but also deliver an additional 810sqm to further diversify the offering of the site.

Transport, Waste and Servicing

- 5.37 Cycle parking would be provided throughout the site in dedicated secure cycle stores. Additional 'short stay' publicly accessible cycle parking would be available on the ground floor of the development, in the forecourt. The overall development would provide a minimum of 27 long-stay cycle parking spaces and six short-stay cycle parking spaces.
- 5.38 The amount of cycle parking would include 5% cycle parking for larger cycles and would be in accordance with London Plan minimum cycle standards. Long Stay, secure cycle parking is also provided for staff of the commercial units, and short stay cycle parking is located on the forecourt.
- 5.39 The proposed cycle parking provision would accord with policy requirements of the London Plan and the Local Plan.

Waste

- 5.40 Two refuse stores are provided, one to serve the residential element, and the other to serve the commercial elements. The size of the bin stores for all buildings meets the Council's requirements.
- 5.41 The residential waste store will be located at the ground floor, adjacent to the residential entrance. As per the Council's relevant SPD, residents will be provided access to shared bulky waste storage facilities at ground level.
- 5.42 The commercial waste store will be located on the ground floor, accessed off the courtyard. The commercial tenants will provide temporary internal waste storage, and access to the main commercial waste store. Further details can be found in the Operational Waste Management Strategy, prepared by Velocity Transport Planning.
- 5.43 Accordingly, the proposed waste management is considered to be in accordance with London Plan requirements, the Local Plan and LBH's Sustainable Design and Construction SPD.

Daylight and Sunlight

- 5.44 The application is supported by a Daylight, Sunlight and Overshadowing Assessment, prepared by Hawkins Environmental.
- 5.45 The proposed development is considered to provide sufficient daylight and sunlight to new and surrounding housing, which is entirely appropriate for its context, in accordance with London Plan Policy D6.
- 5.46 The report acknowledges that the proposed development will have a minor adverse impact on two dwellings within the existing Orantez House. As set out in the report, where windows do not fully meet the BRE guidance, it does not necessarily mean that the impact of the development is unacceptable. The proposed development has been sensitively designed to ensure that the redevelopment optimises use of the site, without causing moderate, or significant impacts to the existing properties. In accordance with the NPPF, the impacts have been minimised as far as possible.
- 5.47 Furthermore, in accordance with Local Policy DM1, the proposals will provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and provide an appropriate amount of privacy to neighbouring properties avoiding material levels of overlooking and loss of privacy and detriment to amenity of neighbouring residents.

Energy and Sustainability

- 5.48 It is proposed to reduce energy demands in line with the Energy Hierarchy; with a priority given to energy reduction and efficiency. This will be achieved through high performance building fabric and energy efficient lighting, services and equipment. An Air Source Heat Pump (ASHP) system is also proposed for hot water and space heating in the residential units, as well as for space heating in the commercial. Water consumption shall be reduced below 105 litres / person / day.
- 5.49 The development will satisfy the Council target for an on-site carbon saving of >35% relative to Part L 2021. Energy efficient measures will target a >15% reduction. A copy of the GLA Carbon Emission Reporting Spreadsheet is appended to the energy and sustainability report outlining the savings at each stage of the Energy Hierarchy. Further detail in relation to the energy and sustainability strategy can be found in the relevant report, prepared by Ensphere.
- 5.50 Overall, the proposals for the scheme are in line with the overarching principles of sustainable development as well as the policy requirements of the National Planning Policy Framework, London Plan and policies of the Council.

Fire Safety

- 5.51 The Fire Statement prepared by BB7 and submitted as part the application, summarises the fire strategy principles for the scheme including proposed materials, travel distances and the provision of evacuation lifts.
- 5.52 The fire strategy has been developed in accordance with the requirements of Building Regulations. To comply with these requirements the recommendations of fire safety guidance have been considered. The Proposed Development is therefore considered to accord with Policy D12 and D5 of the London Plan. For greater detail on these matters, please cross refer to the Fire Strategy.

6.0 SUMMARY AND CONCLUSIONS

6.1 This planning application is submitted on behalf of Seemo Assets Ltd, and seeks full planning permission for:

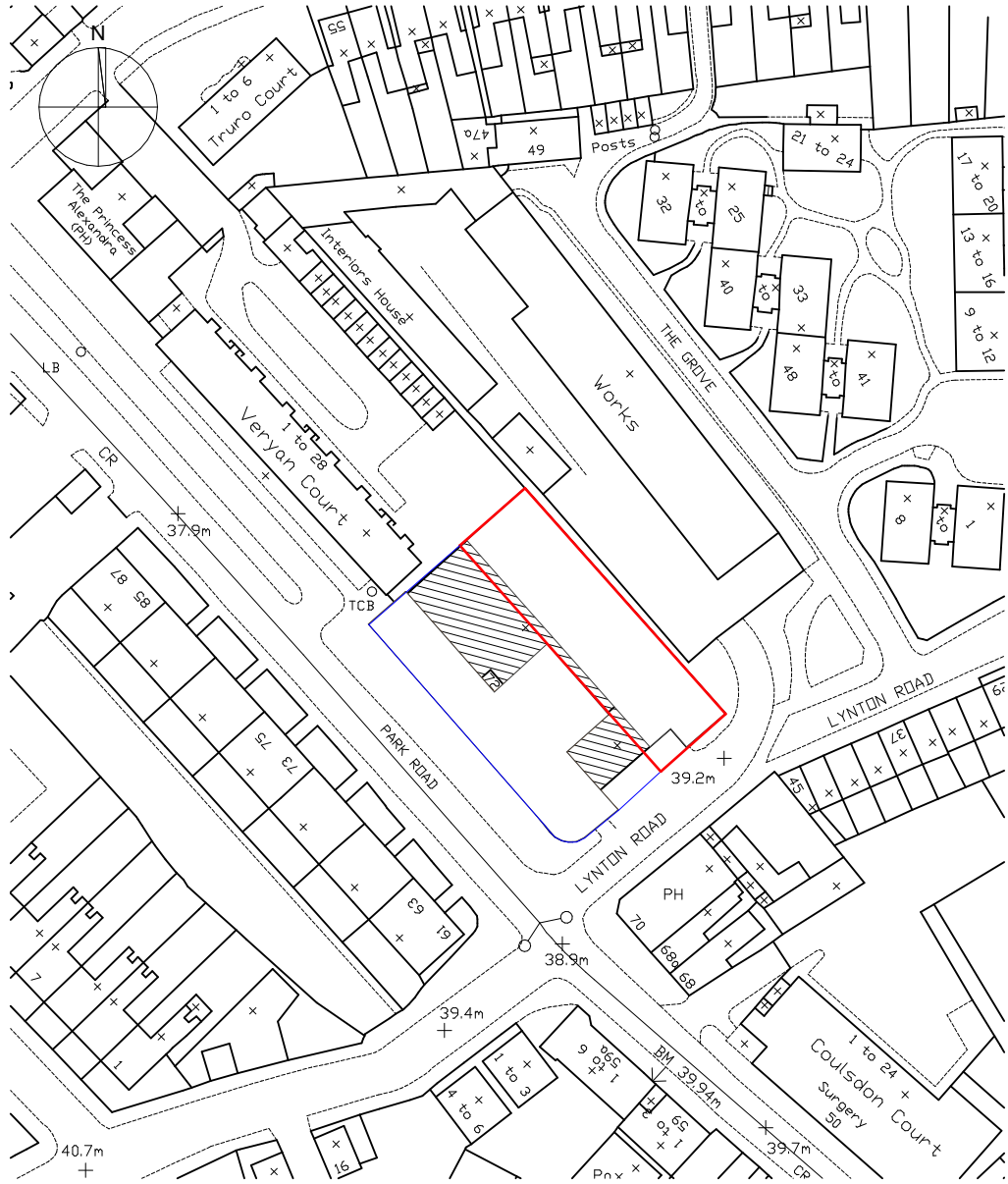
“Demolition of the existing building and the erection of a new building to create commercial floorspace on ground and first floors, and 9 new dwellings on the upper floors, with associated landscaping and servicing.”

6.2 As such, the proposal accords with the relevant national and local policies and would:

- Deliver a high-quality, mixed use scheme which response to the local context of the area;
- Provide high quality residential accommodation which would meet or exceed space standards, be dual aspect and be served by private and communal amenity space;
- Deliver a balanced, inclusive and mixed development with an appropriate housing size and mix, including the provision of family sized units;
- Contribute to LB Haringey's small sites provision;
- Not result in any material adverse impacts on the amenity of nearby residential occupiers;
- Retain and increase the provision of employment / commercial floorspace; and
- Contribute to sustainable development.

6.4 In light of the above, it is our view that the proposal is wholly compliant with the NPPF, The London Plan (2021) and the Local development Framework for LB Haringey, and therefore; entirely appropriate in planning policy terms.

APPENDIX 1



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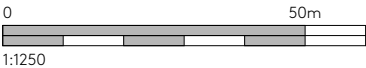
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KEY

Site boundary



LOCATION

ISSUE

Rev.	Date	Comment
01	18/01/2023	

PROJECT
955 - 26 Lynton Road, Crouch End

CLIENT
Seemo Assets Ltd.

DRAWING NO.
955-001

DRAWING
Location Plan

REVISION

Drawn	Checked	Current Stage	Scale	Date	Issue Set
BT	AR	Planning	1:1250@A3	18/01/2023	S1