

Officer's Report

Application Number	HGY/2022/4163
Type	Full planning permission
Location	4 Dashwood Road, Hornsey, London, N8 9AD
Proposal	Conversion from two flats to one dwelling house.
Case Officer	Mercy Oruwari
Valid Date	18/11/2022
Applicant	Mr Rory Williamson
Agent	Mr Stephen Arthurell

RECOMMENDATION

Approve with Conditions

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the re-conversion of 2x self-contained flats into a 5 bedroom single family dwelling including minor internal alterations to removal the door and wall dividing the two units. There will be no external works carried out.

Site and Surroundings

3.2 The application site is 1 of 4 of the only houses on this side of the street on Dashwood road. It's a mid-terrace property with two floors on the front elevation and three floors at the rear as the site is located on a hill with the back of the house at a lower ground level. The property has a dormer and ground floor extension at the rear. The ground floor flat is a 1x2 bed flat with access to the rear garden. The upstairs flat is a 1x3 bed flat arranged over 2 floors. The site is not within any conservation area but does sit closely in between the Crouch End and Stroud Green conservation areas. It also does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

3.3 The most recent planning history in relation to the site is as follows:

- HGY/2021/0977 - 4B Dashwood Road London N8 9AD - Certificate of lawfulness for the retention of existing second floor rear terrace area – Granted
- HGY/2018/3792 - 4B Dashwood Road London N8 9AD - Construction of a rear dormer and front elevation rooflights to facilitate a loft conversion. Granted
- HGY/2013/2327 – 4A Dashwood Road London N8 9AD - Proposed single storey rear extension and infill side extension. Granted
- HGY/2011/1545 - 4B Dashwood Road London N8 9AD - Erection of rear dormer with insertion of 3 x rooflights to front elevation to facilitate a loft conversion. Granted
- OLD/1984/0303 - 4 Dashwood Road London N8 9AD - Conversion into two self-contained flats. - Granted

4. CONSULTATION RESPONSE

4.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: No comments

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting:

Supporting:

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;

Principle of development

6.2 The applicant proposes to return the converted property back into a 5 bedroom, single, family dwelling. Although the property is just outside the Family Housing Protection Zone (Policy DM16) it would still support the Local Plans aim 'To maintain a supply of larger family homes to meet Haringey's housing need'.

6.3 In this case the property was converted into two small flats with planning permission, however it did result in the loss of a family home. As such the proposed de-conversion is welcome as it would reinstate the property back into its former intended use.

Design and appearance

6.4 DPD 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. DPD Policy DM1 'Delivering High Quality Design' requires

development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

6.5 The only alterations being carried out is the removal of the wall and door that separates the property into two flats. No external works will be carried out.

Impact on neighbouring amenity

6.6 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific 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.

6.7 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, 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.

6.8 As there will be no external works carried out there are no impacts to consider. In addition as the property will be re-converted into one single family dwelling rather than two separate dwellings the impact will in fact be reduced as there will be less noise etc.

Conclusion

6.9 The proposal is considered acceptable.

6.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

GRANT PERMISSION subject to the following condition(s)

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

- The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.