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+
PLANNING

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Planning Statement

Project Ref 329

Site Address Garden Flat, 1 Wolseley Road, London, N8 8RR

Date 08.02.23

Revision A

1.0 The Application

- 1.1 A Lawful Development Certificate confirming the provision of music lessons at the approved outbuilding would be ancillary to the main residential property as long as it conforms to the same operation and hours restrictions/limits as set out in LDC ref HGY/2022/3284 and as per Condition 3 of the current valid planning permission for the outbuilding ref HGY/2022/0706.

2.0 Site Context:

- 2.1 Wolseley Road is a residential road.
- 2.2 The application property is not a Listed building.
- 2.3 The application property falls within the Crouch End Conservation Area.
- 2.4 The application property falls within Flood Zone 1, representing an area with the lowest probability of flooding.
- 2.5 The application site currently consists of four flats. A lower ground floor flat has single aspect towards Wolseley Road. The three other flats all have dual aspect. The ground floor flat, also referred to as the Garden Flat, has sole use and access of the rear garden area.
- 2.6 There are no proposed vehicle access changes.
- 2.7 There are no proposed pedestrian access changes.
- 2.8 The site benefits from valid Full Planning Permission for the erection of an outbuilding/garden office including soft landscaping improvements to existing area of soft landscaping and minor increase to fence height on the boundary with No 3 Wolseley Road, which can be occupied and used for any purpose incidental to the residential use of the residential dwelling Garden Flat, 1 Wolseley Road.

3.0 Planning History

- 3.1 HGY/2022/3284 – Certificate of Lawfulness to confirm the provision of music lessons is ancillary to the (Class C3) residential use of the property.

Granted 25/11/2022

- 3.2 HGY/2022/0706 – Proposed outbuilding/garden office including soft landscaping improvements to existing area of soft landscaping and minor increase to fence height on the boundary with No 3 Wolseley Road.

Granted 22/04/2022

- 3.3 HGY/2008/1110 – Partial demolition of existing extension, erection of single storey rear extension, first floor bay extension and minor internal alterations to provide an en-suite bathroom.

Granted 16/07/2008

- 3.4 HGY/2004/1922 – Erection of single storey extension.

Granted 13/01/2005

4.0 Conclusion

- 4.1 We seek confirmation from the Council that the provision of music lessons at the approved outbuilding ref: HGY/2022/0706 would be ancillary or “for purposes incidental to the residential use of the residential dwelling Garden Flat 1 Wolseley Road” as noted in the original valid permission.

The ancillary music lessons would conform to the same operation and hours limits as set out in LDC ref: HGY/2022/3284.

The use of the valid outbuilding planning permission for music lessons will be ancillary to the sites main use as Use Class C3 (ie: no change of use will occur) as the applicant will follow the below pre-agreed and consented in application HGY/2022/3284 guidelines:

- 8 hours a week teaching, with minor variations depending on time of year (at no point

more than 10 hours a week), but an average of 8 hours a week over the year, between the hours of Monday – Friday 8am – 7pm, Saturdays 2pm – 5pm, not at all on Sundays and Bank Holidays.

- No more than 4 hours of teaching in any one day.
- No more than 2 pupils attending the property at any one time.

The applicant intends to keep a log of all music tuition from home, which can be inspected by the Council should complaints be received of any music tuition occurring outside of the scope agreed, and which shall be compliant with the General Data Protection Regulations.

4.2 On the basis of the above we believe this LDC should be granted.