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Application for prior approval of a proposed: New dwellinghouses on terrace buildings in commercial or mixed use

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AB

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	718
Suffix	
Property Name	
Address Line 1	Seven Sisters Road
Address Line 2	Tottenham
Address Line 3	Haringey
Town/city	London
Postcode	N15 5NH

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
533267	188589

Description

Applicant Details

Name/Company

Title

First name

Surname

Charalambous

Company Name

Empyrean Gourley Ltd

Address

Address line 1

6th Floor

Address line 2

22-25 Eastcastle Road

Address line 3

Town/City

London

Country

United Kingdom

Postcode

W1W 8DE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current building constructed between 1 July 1948 and 5 March 2018?

- ☒ Yes
☐ No

On 5 March 2018, based on the Use Classes in place on that date, was the building in use as:

- shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), offices (Use Class B1a), a betting office, pay day loan shop, launderette or a mix of any of these uses; or
- dwellinghouses (Use Class C3) including as a mixed use with any of the above

- ☒ Yes
☐ No

If the building is currently in mixed use including use as dwellinghouses (Use Class C3), was the current use as dwellinghouses only granted by virtue of permitted development rights Schedule 1, Part 3, MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- ☐ Yes
☒ No / The building is not in mixed use including use as dwellinghouses

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

- ☐ Yes
☒ No

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

☐ Yes

☒ No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes

☐ No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes

☒ No

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof, not including plant); or
- roof be:
 - more than 3.5 metres higher than the highest part of the existing roof (not including plant, in each case), where the existing building consists of one storey above ground level; or
 - more than 7 metres higher than the highest part of the existing roof (not including plant, in each case), where the existing building consists of more than one storey above ground level.

☐ Yes

☒ No

Would the proposed extension result in the highest part of the roof exceeding 3.5 metres above the highest part of the roof of any building in the terraced row it is situated (not including plant, in each case)?

☐ Yes

☒ No

Will the development include a window in any wall or roof slope forming a side elevation of the building?

☐ Yes

☒ No

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse)?

☒ Yes

☐ No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services

☐ Yes

☒ No

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

☐ Yes

☒ No

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

☐ Yes

☒ No

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Prior Approval for four new flats on top of terraced commercial building under Permitted Development Class AB, comprising 2x 1B1P and 2x 1B2P flats.

Please describe the effects of the proposed development on the external appearance of the building, including:

- the design and architectural features of the principal elevation (and any side elevation that fronts a highway)
- the impact of any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases)
- the impact of any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses

All elevation will match the style and materials of the existing facade of the floors below, i.e. warehouse style building with metal large windows and brick facade.

In the case of upwards extensions consideration must be given to every face, not just the principal elevation, any side elevation fronting a highway or the design and architectural features of those elevations

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

All flats have large windows, providing adequate natural light into all habitable rooms.

What will be the net increase in dwellinghouses?

4

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

None. The proposed units will be car free.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

None.

Please provide details of any contamination risks and how these will be mitigated

None.

Please provide details of any flooding risks and how these will be mitigated.

The site sits within flood zone 1, an area with a low probability of flooding. See report for details.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated

There is no impact on neighbouring premises. None of the buildings in the vicinity have amenity space, as most of them are industrial warehouses. No 716, opposite Gourley St facade, has no windows facing this building, apart from the ground floor commercial unit. No 724, has no windows facing the site and the properties to the rear, including No 2 Gourley St are all low level warehouse type buildings with no windows facing the site.

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details around the impacts should be provided for these application types

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

The noise from the current commercial premises on ground, first and second floor will be mitigated by introducing adequate insulation within the floor separating these two uses at third floor level.

Please provide details of the impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area and how these will be mitigated

The site is part of SS4 (Gourley Triangle) of the Tottenham Area Action Plan. The SS4 area has been marked for comprehensive mixed use redevelopment providing new employment and residential use.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Not applicable.

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:

Number:

718

Suffix:

Address line 1:

Seven Sisters Road

Address Line 2:

Town/City:

London

Postcode:

N15 5NH

House name:

Number:

720

Suffix:

Address line 1:

Seven Sisters Road

Address Line 2:

Town/City:

London

Postcode:

N15 5NH

House name:

Number:

722

Suffix:

Address line 1:

Seven Sisters Road

Address Line 2:

Town/City:

London

Postcode:

N15 5NH

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number: MX101636
Title Number: NGL373072

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes
☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Electric vehicle charging points

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

- ☐ Yes
☒ No

Superseded consents

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal supersede any existing consent(s)?

- ☐ Yes
☒ No

Development Dates

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

10/2023



When are the building works expected to be complete?

10/2024



Scheme and Developer Information

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Scheme Name

Does the scheme have a name?

- ☐ Yes
☒ No

Developer Information

Has a lead developer been assigned?

- ☒ Yes
☐ No

Please enter the company name

Empyrean developments and planning limited

Is the lead developer a registered company in the UK?

- ☒ Yes
☐ Registered in another country
☐ No

Please provide registered company number (at Companies House)

10442832

Residential Units

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

☒ Yes

☐ No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

40 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

50 square metres

Habitable rooms per unit:

2

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

57 square metres

Habitable rooms per unit:

2

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

41 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Please add details for every unit of communal space to be added

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Totals

Total number of residential units proposed

4

Total residential GIA (Gross Internal Floor Area) gained

188	square metres
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Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

Use Class:

OTHER

Other (Please specify):

E

Existing gross internal floor area (square metres):

630

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

0

Use Class:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

210

Total Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
630	0	210

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

- ☒ Yes
☐ No

Environmental Impacts

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Community energy

Will the proposal provide any on-site community-owned energy generation?

- ☐ Yes
☒ No

Heat pumps

Will the proposal provide any heat pumps?

- ☐ Yes
☒ No

Solar energy

Does the proposal include solar energy of any kind?

- ☐ Yes
☒ No

Passive cooling units

Number of proposed residential units with passive cooling

Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

☐ Yes

☒ No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

4

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

Utilites

Please note: This question contains additional requirements specific to applications within the Greater London area.

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Water and gas connections

Number of new water connections required

4

Number of new gas connections required

4

Fire safety

Is a fire suppression system proposed?

☐ Yes

☒ No

Internet connections

Number of residential units to be served by full fibre internet connections

4

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

☐ Yes

☒ No

Declaration

I / We hereby apply for Prior Approval: New flats on top of terraced commercial buildings as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Anja Rachny

Date

06/10/2022