

Officer's Report

Application Number	HGY/2022/3989
Type	Full planning permission
Location	318, Mount Pleasant Road, Tottenham, London, N17 6HA
Proposal	Conversion of the existing first floor flat in to two separate self-contained flats including the conversion of the loft, a dormer extension to the rear and the insertion of three roof lights to the front. (re-submission of the existing planning permission HGY/2020/3050).
Case Officer	Sarah Madondo
Valid Date	21/12/2022
Applicant	Mr Yakov Levy
Agent	

RECOMMENDATION

Approve with Conditions

Proposed development

Conversion of the existing first floor flat in to two separate self-contained flats including the conversion of the loft, a dormer extension to the rear and the insertion of three roof lights to the front. (re submission of the existing planning permission HGY/2020/3050).

Site and Surroundings

The application site is a mid-terraced property located on the eastern side of Mount Pleasant Road. The building has been converted into two residential flats. The street and surrounding area is largely residential in character.

The application building is not listed and is not within conservation area. The Peabody Cottages Conservation Area is approximately 50 metres away, on the other side of Lordship Lane, which Mount Pleasant Road joins on to. The building is located within the Family Housing Protected Conservation Zone.

CONSULTATION RESPONSE

LBH Transportation: No objection subject to conditions

Principle of development

Planning permission has already been granted (Ref: HGY/2020/3050) for 'Conversion of the existing first floor flat into two separate self-contained flats including the conversion of the loft, a dormer extension to the rear and the insertion of three roof lights to the front'. The decision notice was issued on 04/01/2021 and as such the permission is extant at the time of writing this report. As such, the proposal is acceptable in principle. Whilst it is unclear why the applicant has reapplied for an extant permission, the proposed is nonetheless reviewed below.

The extant permission states that the building is located within the Family Housing Protection Zone established under policy DM16 (Residential Conversions) of Haringey's Development Management

DPP. However, given that the building has already been converted to provide a flat on the ground and first floor respectively, the further conversion of the building is considered acceptable in this instance.

Design and appearance

The proposed dormer is considered to be modest in size and set in sufficiently from eaves and boundaries of the rear roof face. Subject to materials being in keeping with the existing building, the subordinated form of the dormer means that it is considered acceptable and in line with previous planning permissions in the site.

Impact on the amenity of the adjoining properties

The rear dormer will be set some 20m-30m at its closest point with the rear boundary of Nos. 22-26 Lordsmead Road. Therefore, proposed dormer would not have no significant harm to amenity afforded to occupiers of Lordsmead Road. The existing first floor flat already overlooks the rear garden of the ground floor flat below (Flat A 318 Mount Pleasant Road. The proposed dormer (already approved) is set up significantly from the eaves and would have a relatively restricted view of the garden compared to the exiting situation).

Living conditions for future occupants

Flat 2 (Studio flat) and Flat 3 (1Bed, 2 Person) provide approximately 37.6m² and 61m² Internal spaces respectively. The London Plan Policy 3.3 requirement for a studio flat with a shower room should provide a minimum floor area of 37m². and for one bedroom 2 persons (within 2 storeys) is 58m². The proposal is therefore acceptable.

Parking and highway safety

The Council's Transportation Team has been consulted and advises that the site has a PTAL rating of 3 and is within a 5 minute walk of the Tottenham High Road and Bruce Grove Station. It is considered that, subject to the appropriate level of cycling storage provision being provided within the property (secured by condition to any approval; the impact on the highways would be negligible.

Conclusion

The proposed development is in general accordance with Policies DM1, DM12 and DM16 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2017 and the NPPF.

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

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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 Prior to occupation the applicant will be required to provide secure sheltered cycle parking space in line with the London Plan 2021 which requires the applicant to provide 1 secured sheltered cycle parking space per flat.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Informatives:

- **INFORMATIVE: Hours of Construction Work**
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.
- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.