

Officer's Report

Application Number	HGY/2022/2674
Type	Full planning permission
Location	3, The Broadway, London, N8 8DS
Proposal	Conversion of the first and second floor to 2 x flats in conjunction with the erection of a rear dormer, alterations to first floor terrace with associated screening and bike store; alteration to existing external rear stairs; alteration of existing first floor rear door and windows to create access; and creation of ground floor refuse storage area.
Case Officer	Samuel Uff
Valid Date	04/10/2022
Applicant	Ironstone UK Ltd
Agent	Mr David Graham

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

HGY/2022/2674 - 3 The Broadway

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
- 3) Materials to match existing
- 4) No roof terrace
- 5) Cycle storage

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street numbering

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 The application is for a dormer roof extension and creation of two residential flats above the existing retail use. The flats will be accessed from the rear stair. There would be a modest terrace area and defensive screening for the first floor flat.

3.2 The proposal was amended to reduce the size of the dormer and remove the excessive screening and cycle stores proposed on the first floor roof.

Site and Surroundings

3.3 The application site is a mid-terrace building with retail ground floor and single flat above. There is a flat roof area to the rear, which allows access to the rear of the site. The site is within Crouch End conservation Area.

Relevant Planning and Enforcement history

3.4 The most recent planning history in relation to the site is as follows. There was a 1947 (1947/0041) for the conversion to create a single flat.

4. CONSULTATION RESPONSE

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

Internal:

1) LBH Conservation Officer: This is a well preserved terrace and the dormer would appear contrary to this (Officer Comment: the plans have been amended to remove the majority of external screening and reduce the scale of dormer).

2) LBH Transportation Team: No issue with parking. Further details required for cycle parking (Officer Comment: the plans have been amended to remove the bulky screening and cycles store but the access remains unchanged and would allow for easier internal storage of bikes).

5. LOCAL REPRESENTATIONS

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

No comments received

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development;
2. Impact on the character and appearance of the conservation area;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity; and
5. Transport considerations.

Principle of development

6.2 London Plan (2021) Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600).

6.3 London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport

services. The dwelling is sited in the area designated as part of the Family Protection Zone, as detailed in Development Management DPD Policy DM16. As such, there are a number of criteria that need to be complied with for conversions to be allowed, including that the original dwelling is over 120sqm.

6.4 There is existing residential above the shop, which would be intensified by the additional unit, but this is acceptable in principle.

Impact on the character and appearance of the conservation area

6.5 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.6 Development Management DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

6.7 The proposed rear dormer has been amended so that this would have greater subordination from the main roof. This would be set within the roof and would be a similar scale to other approvals in the vicinity. The rear roofslopes are fairly well retained in the original character but this would be partially obscured by the adjacent massing of no.1, which has a mansard roof. Overall the scale is considered acceptable in the context of the building and conservation area.

6.8 The flat roofs at the rear of the site are partially visible from the side road of Coleridge Road so have been left fairly clear in the amended proposal. This would mean there would be no screening or bike stores at first floor height and only modest use as roof terrace for the first floor flat. Any screening for that terrace would be screened by the massing of no.1 and is considered appropriate in that context.

6.9 Overall the amended design is considered to preserve the character and appearance of the conservation area.

Standard and quality of residential accommodation

6.10 London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

6.11 The proposed conversion would provide suitable floorspaces and floor internal living conditions.

6.12 The upper floor flat would not have access to private amenity space but this is considered acceptable given the small size of these flats and limitations of the site. As such the living conditions are considered to be acceptable.

Impact on neighbouring amenity

6.13 London Plan Policy D4 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.

6.14 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.

6.15 The scale and massing is contained within the existing building and would therefore not have a significant impact on amenity. The rear access, as with existing arrangement, would allow for glimpsed views into adjacent sites but this would not be significantly worse than existing. The proposed terrace area would be modest and set away from neighbouring windows. As such amenity impact would be acceptable.

Transport considerations

6.16 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

6.17 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

6.18 The removal of cycle storage on conservation grounds would make storage more problematic but the ramped access would be an improvement and internal solutions are considered appropriate as a compromise given the constraints of the site.

6.19 Refuse would be stored on the ground floor rear area. The applicant has confirmed that this is the current method of collection but with bins stored haphazardly in this back road. As such it is considered reasonable that the formalised store and continued collection from this back road will be acceptable.

Conclusion

6.20 The proposal is considered acceptable as it would provide decent form of accommodation in a challenging site. The scale of development is considered to preserve the character of the conservation area and retain acceptable relationship in terms of amenity and transport impacts.

6.21 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

The development is less than 100 square metres and as such regulation 42 'minor development exemptions' applies and in addition the proposal is not for a whole new unit (a unit created entirely from new floorspace).

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 Other than the designated area marked on the approved plan, no part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not

- 5 Internal cycle storage solution shall be provided prior to the occupation of the use hereby permitted and no storage of bicycles shall take place externally unless otherwise agreed in writing by the Local Planning Authority

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Informatives:

- **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.
- **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: The new development will require numbering.** The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.