

Officer's Report

Application Number	HGY/2022/4362
Type	Full planning permission
Location	Flat A, 170 Archway Road, Hornsey, London, N6 5BB
Proposal	Loft conversion and alterations to facilitate the conversion of 3 bed flat to form 1 x 1 bed and 1 x 2 bed self-contained units.
Case Officer	Ben Coffie
Valid Date	19/12/2022
Applicant	Recber
Agent	mr Ali Erturk

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The application proposes a Loft conversion and alterations to facilitate the conversion of 3 bed flat to form 1 x 1 bed and 1 x 2 bed self-contained units. The application also includes the installation of four rooflights, improving of the existing front windows and timber cladding, installing new metal railings and entrance door.

Site and Surroundings

The site forms part of a shopping parade of three storey late Victorian terrace located on the east side of within the Archway Road Local Shopping Centre. The terrace is very distinctive with original balustrades above the ground floor commercial/retail units, and top floor balconies set back under large arches with half timbering.

The site is located within the Highgate Conservation area and part of the buildings in this parade/terrace are Locally Listed.

LOCAL REPRESENTATIONS

The application has been publicised by way 14 letters. The number of representations received from neighbours in response to notification and publicity of the application.

The following local groups/societies made representations:

Highgate CAAC- comments are summarised below:

1. Discrepancies in the drawings and DAS:

- The glazing of the large arched window overlooking Archway Road is shown slightly differently between the existing and proposed plans.
- Information in the DAS refers to a different development.

2. Insufficient information – larger scale section should be provided to show more details of the window.
3. Any impact on the arched window must be considered, taking into account that it is one of a series. The entire terrace needs to be seen as a unit.
4. The two bedrooms at the rear may be slightly under the legally required area (11.45m²).

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on the character and appearance;
4. Standard and quality of residential accommodation;
6. Impact on neighbouring amenity;
7. Transport considerations;

Principle of the development

Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal. Local Plan Policy SP1 sets out the strategic vision to provide up to 20,410 new homes by 2026, which aligns with the aspirations of Policy SP2 which has a current target of providing 1,502 new homes a year in Haringey between the period 2015 to 2026, in line with the London Plan (MALP) 2016. The creation of an additional housing unit here is supported by Local Plan Policies SP1, SP2 and London Plan Policy

The proposal would contribute to the supply of housing in the borough in accordance with the overarching aims of adopted policy. The principle of the development to introduce new residential accommodation at this location is considered acceptable.

Design and Impact on the character and appearance

London Plan (2021) policies emphasise the importance of high-quality Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

The proposed development is mainly internal with the exception of minor works such the installation of rooflights, new railings, new entrance door and improvement works to the front window, involving the repair and making good of the existing timber windows and cladding. These

works are considered acceptable as they would not harm the character and appearance of the application site and the wider terrace.

Standard and quality of residential accommodation

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.

The current proposal would result in the reconfiguration of the layouts of the existing HMO to create two flats on the 1st floor, 2nd floor and the loft space. Flat 1 which would serve as a 1 bed/2 persons flat would have an internal floor space of 51sqm which would meet the minimum GIA of 50sqm.

Flat 2 would have an internal floor space of 76sq.m which accords to the 70sq.m required to meet minimum floor space standards for a 2-bedroom 3-person flat in the London Plan although, within the new loft space, only 18sq.m of this floor space would benefit from a floor-to-ceiling height of 2.3 metres however when added to the overall floor space of the both floors the this flat would meet the required 75% of the Technical Housing Standards.

All the units would have dual aspects, adequate level of outlook and decent amenity spaces due to the existing terrace. Whilst it is noted that the space within the loft would not benefit from new windows, it is accepted that these flats are adapted rather than newly built and it is not uncommon for development of this such to rely on rooflights as a source of light into the space. Moreover, Officers are aware that the loft space serves as a bedroom and is less than 50% of the flat 2.

All the bedrooms of the proposed flats meet the minimum GIA requirements. The proposed new flats are considered generous in space and does not comfortably meet the minimum requirements.

Impact on neighbouring amenity

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.

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.

As the development would not include any extensions and major external works, the proposal would not have a detrimental impact on the living conditions and amenities to the occupant of neighbouring properties.

Parking and highway safety

Local Plan (2017) 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 DM Policy (2017) DM31 'Sustainable Transport'.

The development would not provide any off-street parking space for the development. However, the site is located within an area with excellent public transport accessibility (PTAL 4). The proposal would only add one additional unit and 1 additional bedrooms to existing units, and therefore would not result in an unacceptable impact upon highway conditions or public transportation networks.

No details of space for cycle storage have been provided. Further details of secure sheltered cycle storage to meet London Plan standards shall be conditioned to be submitted and approved by the LPA, and subsequently implemented prior to occupation.

The proposal is therefore acceptable with regards to parking and highway safety considerations.

Waste and recycling

Standard 22 of the London Housing Supplementary Guidance 2016 states storage facilities for waste and recycling containers should be provided in accordance with local authority requirements. The Haringey Sustainable Design and Construction SPD 2013 requires a standard kerbside collection set to be provided for each 3-bedroom unit.

No storage has been provided within the site as part of the proposal. In common with most upper floor residential properties on Archway Road, waste collection would be made through bringing out waste sacks at agreed collection times throughout the week.

Whilst it would be preferable to have an external waste storage area, given the constraints of the site and the pre-existing waste collection arrangements making provision for domestic waste collection of upper floor flats on Turnpike Lane, this is an acceptable arrangement.

Conclusion

The proposed additional unit of accommodation would provide substandard living conditions for future occupiers by reason of restricted conditions of outlook, sense of enclosure and inadequate ceiling height, representing an overdevelopment of this site by virtue of these constraints and the extent to which it has already been developed, contrary to policies SP2 and SP11 of the 2017 Haringey Local Plan, Policies DM1 and DM12 of the 2017 Development Management DPD and Policy D6 of the 2021 London Plan.

CIL

The increase in floor space does not exceed 100 sqm therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions and Informatives detailed in the attached decision notice.

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 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

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.

- 4 The external materials to be used for the proposed development, including the repair and making good of the existing front timber windows and cladding, 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.

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: 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: 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.