



RETROSPECTIVE
PLANNING FOR
THE RETENTION
OF TWO SELF
CONTAINED
FLATS ON THE
LOWER FLOOR
AND GROUND
FLOOR

2 CONINGSBY ROAD,
N4 1EG

PLANNING, DESIGN & ACCESS STATEMENT

PREPARED ON BEHALF OF WEYMOUTH TRADING LTD



MARCH 2023

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Introduction

This Planning Statement is submitted on behalf of Weymouth Trading Ltd in support of a Retrospective planning application for: retention of 1 x 1 bed flat at the ground floor and 1 x 1 bed flat at lower ground floor at No 2 Coningsby Road, London, N4 1EG.

This statement provides a detailed description and explanation of the development and the assessment and justification against the relevant national and local planning policy and guidance.

This Statement should be read in conjunction with accompanying drawings and documents.

Location and Site Plan
Elevations
Lower Ground Floor Plan
Ground Floor Plan

Site Description

The property is located on the eastern side of Coningsby Road. The property is a two storey end of terrace with a lower ground floor. Currently, the property is subdivided as three flats.

The site is in Flood Zone 1, and according to the Environment Agency Flood map for planning (<https://flood-map-for-planning.service.gov.uk>), the land and property in flood zone 1 have a low probability of flooding (see appendix 1).

The site is not located within conservation area and does not fall within the curtilage of a listed building.

Surrounding Area

The site is located in a predominantly residential area with adjoining streets of Lothair Road and Endymion Road running off it and parallel to the A105 Green Lanes Road.

Accessibility / Public Transport

The property benefits from very good transport links by bus, rail and underground. The property is less than half a mile away from Harringay rail station and the Endymion Road Alroy Road bus-stop.

The road is within a car parking zone GLB, with residents permit holders or pay by phone between Monday – Friday 8am – 6.30pm. Max stay of 2 hours and no return within 2 hours.

Planning History

The Council's online planning application search facility reveals that there are past applications pertaining to the Site.

HGY/2022/1978 Flat A 2 Coningsby Road London N4 1EG

	Retrospective applications for: a balcony including replacement of the side balcony screens with obscured glazed screens (Flat 2a) and a staircase to the rear including erection of a privacy screen to the stairs landing (Flat 2b).
	Approve with Conditions 12/10/2022
HGY/2019/0630	2 Coningsby Road London N4 1EG Certificate of lawfulness for the existing use of the property as 2x2-bedroom and 1x3-bedroom self-contained flats. Refuse 27/3/2019
HGY/2018/3592	2 Coningsby Road London N4 1EG Certificate of Lawfulness for existing use of the property as three self-contained flats Refuse 06/2/2019
HGY/2003/0545	2 Coningsby Road London N4 1EG London Erection of two storey rear extension and alterations to roof involving hip to gable and rear roof dormer. Excavation to front of house to provide lower ground front bay window Approve with Conditions 30/5/2003
HGY/2002/1791	2 Coningsby Road London N4 1EG London Certificate of Lawfulness for the erection of a single storey rear extension, conversion of roofspace to provide a new bedroom, construction of a rear dormer window and altering the hip-end roof to a gable-end roof. Permitted Development 22/1/2003
HGY/2002/1348	2 Coningsby Road London N4 1EG London Certificate of Lawfulness for the excavation of the basement to provide a utility room and roof extension to rear and hip to gable to side of roof. Permitted Development 06/11/2002
OLD/1984/0245	2 Coningsby Road London N4 1EG Conversion into 2 flats. Approve with Conditions 02/4/1984

Proposal

The application is a 'Retrospective application for the retention of existing 2 flats, 1 x 1 bed (ground floor) and 1 x 1 bed flat (Lower ground floor flat).

The ground and lower ground floor flats have direct access to the gardens to the rear. There are no proposed external alterations to the existing property.

The internal arrangement has been revised following an onsite meeting with the Enforcement officer.

PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

In this instance, the Development Plan consists of:

- The London Plan 2021
- Haringey Local Plan Strategic Policies 2013 (with alterations 2017)
- Haringey Development Management DPD (adopted July 2017) (DPD)

Consideration has also been given to the guidance contained within the National Planning Policy Framework (NPPF) Feb 2019 and National Planning Policy Guidance (NPPG), as well as the adopted Supplementary Planning Guidance (SPGs) and Documents (SPDs).

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was published in July 2018 and updated in February 2019. It is the document which sets out the Government's overarching planning policies for England and how these are expected to be applied.

National Planning Policy Guidance (NPPG)

The Government has published further advice on the implementation of national planning policies and statutory regulations in the form of online National Planning Practice Guidance (NPPG).

The London Plan (2021)

The London Plan provides overarching planning policy and guidance, which all London Boroughs should have regard to. The policies relevant to this application are:

- Policy H1 : Increasing housing supply
- Policy D1 : London's form, character and capacity for growth
- Policy D3 : Optimising site capacity through the design-led approach
- Policy D6 : Housing Quality and standards
- Policy 5.2 : Minimising carbon dioxide emissions
- Policy 5.3 : Sustainable design and construction
- Policy T5 : Cycling
- Policy T6 : Car Parking
- Policy T6.1 : Residential Parking

Haringey Local Plan Strategic Policies 2013 (with alterations 2017) (the Local Plan)

Policy 2 requires new housing to be designed having regard to the design and space standards set out in the Mayor of London's Housing SPG and the London Plan.

Haringey Development Management DPD (2017) (DPD)

Policy DM16 seeks to maintain a supply of larger family homes. Within the Family Housing Protection Zone, the conversion of larger homes will be required to meet a range of criteria, which includes that the gross internal floor space of the existing dwelling should exceed 120m². The proposed development will meet the minimum internal space standards and provide satisfactory amenity and parking space amongst other things.

Policy DM16 also requires conversions to result in no net loss in the number of

family sized units. The supporting text to Policy DM161 identifies a family home as being those with 3 or more bedrooms.

ASSESSMENT / JUSTIFICATION

Principle of development

The principle of development as flats is established by the approved use of the property as two flats.

According to the online planning records , planning permission was granted in 1984 for the conversion use of the property into two flats. In addition, the case officer's report in respect of HGY/2019/0630 states that *Council Tax records shows that 2A & 2B have records dating back to 01/04/2006 whilst the records show that the 'Lower Flat' was registered in December 2018 and has been backdated to 2013.* Council Tax records available online is attached in support of this application.

The three flats Energy Performance Certificate dated 16 April 2018, after having been assessed on 12 April 2018. The Energy Performance Certificates recorded current and potential costs of energy over 3 years for all three self-contained flats and obtained efficient savings of 54 (Current) and 81 (Potential). The evidential documents are attached with this report.

Policy DM16 (B) requires conversions to result in no net loss in the number of family sized units. The supporting text to Policy DM16 identifies a family home as being those with 3 or more bedrooms.

The 'Lower flat' located in the lower ground floor flat was created from the sub division of the ground and lower floor flat.

The property retains a three bed room at 1st floor and loft and all the flats are sensitively designed to ensure spacious accommodation with adequate lights and amenity space.

Retention of the flats would not result in harm to the provision of family sized units within the borough and it would comply with Policy SP2 of the Haringey Local Plan Strategic Policies 2013 (the Local Plan) which requires new housing to be designed having regard to the design and space standards set out in the Mayor of London's Housing SPG and the London Plan.

Impact on Character of the Area

There are no external alterations proposed, as such, the retention would not result in any impact upon the character and appearance of the building itself or the local area. The proposal complies with policy DM16 A (e), it retains one single main front door to the front elevation, and the second front door is at lower ground level and is not readily visible from

the street level, therefore, it does not detract from the appearance of the property or the street scene.

In view of the above, the retention of the two flats would not result in any impact upon the character and appearance of the building itself or the local area.

Impact on living conditions for future occupiers

Accommodation

The first and loft accommodation is as approved, and the ground floor accommodation was subdivided into two flats, hence the submission of this planning application.

The number of bedrooms of the lower ground floor flat has been changed from 2 bedrooms to one bedroom to reflect the enforcement officer's comment which was provided during the site visit in April 2022. The Enforcement Officer is of the view that the accommodation provided is of high standard, spacious with adequate lighting and the retention of the lower ground floor flat can be supported if the number of bedrooms is reduced to 1 bedroom accommodation.

The submitted plan shows the layout as recommended by the Enforcement Officer.

Both flats have been in existence for more than four years and they exceed minimum floorspace standards. The Lower Ground floor flat is approx. 80sqm and the ground floor flat is approx. 52sqm.

Stacking & Outlook

The property is properly stacked, and due to the age of the construction of the property there is minimal noise intrusion between each flat. In addition, each flat has double aspects with ample light therefore, the resulting units will achieve an internal configuration that is practical and fit for purpose in line with policy DM16 A (d)

Accessibility

As the property is existing and not a new build, accessibility has not been updated.

Amenity Space provision:

The existing rear garden provides amenity areas for the ground and lower ground floor flats. The property is adjacent to Finsbury Park . i.e less than 2 minutes walk 0



Extract from Google Map (above) shows the close proximity of the property to outdoor open space. Source: [Google Map 2023](#)

The route to the park is marked in red.

Parking

The flats are existing and there no parking provision on site. Policy DM32 of the Haringey Development Management DPD (2017) is supportive of no on-site parking in area with PTAL 4 and above, and within a controlled parking zone (CPZ), or where a future CPZ will be operational before the occupation of the development.

This Parking Stress report states that the site is PTAL 5 and the retention of the flats with no parking space complies with this policy stance.

DM16 (D) requires that all residential conversions should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal. A Parking Stress Survey has been undertaken to assess whether the development would or would not severely impact the availability of on-street parking. In addition, a trip generation assessment has been undertaken which demonstrates that the trip generation associated with three flats as previously proposed will not impact upon the local highway network.

The findings of the Parking Stress Survey carried out by Public Highway Ltd to support the application Lambeth Methodology parking survey was carried to support the retention of the flats. The combined parking stress survey for the area (carried out on Tuesday 13th and Wednesday 14th September 2022) was recorded at just 61% which is well below the 85% threshold and clearly demonstrates there is sufficient capacity. Furthermore, the site has very good accessibility, and it is conveniently located for residents to take advantage of public transport facilities and local amenities, thereby providing a sustainable development which in general, discourages private vehicle use.

In view of the above, with regards to transport matters and parking, it is considered that the proposals would accord with the requirements of policy and are acceptable in this regard it is considered that the proposals would accord with the Council's parking policy.

Impact on Adjoining Neighbour

DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

The retention of the flats will not involve any external alterations and would not have an impact on the amenities of the adjoining occupiers. The two flats comprises of 1 double bedroom each will provide accommodation for two households and will be capable of accommodating 4 persons, and therefore, it will not lead to intensification of the use of the property as a residential unit.

Conclusion

The London Plan seeks to optimise land use, and it sets housing delivery targets that London Boroughs should aim to meet and exceed, the 2019- 2029 target for the Borough is 15,019 (1,502 per year), the current proposals would make a more efficient use of the site by providing a net gain of 1 no. residential unit. The property is in a good location, and it provides a mix of dwelling units.

There will not be any visual impact to the surrounding area or streetscape as a result of the retention development.

London Plan policies and local policies require that proposals comply with external and internal space standards and are also designed to be accessible, the proposed flat conversion would accord with the minimum internal space standards and amenity space standards.

Overall, the proposal comprises a sustainable form of development that will provide additional units of accommodation that will contribute to the wider housing provision for the London Borough of Haringey, whilst not resulting in any harmful impacts to the character of the area or adjoining neighbours.