

Officer's Report

Application Number	HGY/2023/0186
Type	Full planning permission
Location	21 Ferme Park Road, London N4 4DS
Proposal	Ground floor rear extension to Commercial Unit, part first floor extension and conversion into two self-contained flat units.
Case Officer	Josh Parker
Valid Date	19/01/2023
Applicant	Mr S Patel
Agent	Mr Jiten Wagjiani

RECOMMENDATION

Approve with Conditions

Proposed development

This application is for a Single storey rear extension to Ground Floor Commercial Unit, Part first floor rear extension with a mono pitch roof and conversion of the upper floors into two self-contained flat units.

Surrounding and Surroundings

The subject site is located on 21 Ferme Park Road and contains a three-storey, mid terrace, brick building. The ground floors on the terrace are typically commercial and residential on the upper floors with large rear extensions. The building has consistent design and proportions throughout the terrace on both the front and the rear as viewed from Ossian Road.

The terrace has a lot of uniformity in terms of building lines and detailing viewed from Freme Park Road and Ossian Road (View of the rear). The subject building is being operated as commercial on the ground floor and a single flat for the upper floors. The Freme Park frontage is highlighted as a part of a designated Local Shopping Centre. The building is not a listed building however, is located in the Stroud Green Conservation Area.

Relevant Planning and Enforcement history

All previous planning applications have been considered and there are none of relevance.

Consultations/Local representatives

There have been zero responses in terms of both consultations and local representatives.

Principle of development

The property lies within a designated local shopping area and the applicant proposes to retain commercial floorspace on the ground floor and add to the shop storage through a rear extension. These types of rear ground floor extensions can be seen along all of the corresponding/joining buildings on the western terrace.

The proposed extension on the first floor flat add to the height to the rear is not typical of the terrace however this will be discussed in the section below.

Design and appearance

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. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.

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.

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.

The proposal is for the erection of a ground floor rear extension and enlargement of the first-floor rear to facilitate amenities in proposed first floor flat. The application has been revised such that the scale/bulk of the proposed extensions has been reduced, the second-floor extension has been removed to allow the extension to be less pronounced and help the proposal look subordinate and proportionate with the rest of the terrace when viewed from Ossian Road.

The extension roof is mono pitched sloping to the rear which takes away from the uniformity of the extensions building lines on the first floor, however, this will be subordinate in scale, particularly in the context of the 4-storey terrace, well set back from the rear building line. There would be glimpsed views of the structure from Ossian Road, but otherwise the structure would not be openly visible or harm the streetscape.

The significance of the conservation area as a heritage asset here lies in the consistency and uniformity of the streets and the overall appearance of the street scape from Freme Park Road. As a result, the front of this terrace contributes to the significance of the conservation area as a heritage asset, but the rear has a more neutral effect.

The extension would not diminish/ harm the character and appearance of the property or this part of the conservation area, with any such impact considered to cause less than substantial harm to the heritage asset and outweighed by improving and adding accommodation with this building.

Standards and quality of residential accommodation

Policy D6 (Housing quality and standards) of the London Plan sets out a series of criteria in order to ensure that new residential development is of the highest quality. Table 3.2 sets out requirements for achieving qualitative design.

The proposed conversion would create two residential units comprising of 1 x studio flats and 1 x 2-bedroom flat split over the first and second floor. The proposed flat on the first floor will exceed the required min floor space standards set out in the London Plan and the National Technical Standards. The proposed two bed flat over two floors does not meet the required standard as while it provides over 74 Sqm of useable floor space (4sqm shy of the 79sqm required), the shortfall is minor as the proportions function in an acceptable fashion.

Each flat would also provide individual bedroom sizes in accordance with the London Plan as well as providing a good standard of kitchen and living space and an acceptable overall layout. As such, the standard of accommodation provided within the conversion is considered an improvement on the existing accommodation and in accordance with enough of the requirements of London Plan Policy D6 Housing and enough of the relevant standards to be considered acceptable.

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.

The rear ground floor extension will be completely blocked in by side fences, the extension of the first floor is minor to allow bathroom amenities and the window configuration is similar or lesser that what is existing. It is considered that the amenities of the neighbouring properties would not be significantly impacted therefore acceptable in this regard.

The proposed development would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

Transportation consideration

The Council's Transportation Team has been consulted and advises that site has Public Transport Accessibility Level of 4 denoting good connectivity and site is within CPZ. There has not been any bicycle parking provisions submitted with the application however officers accept given the proposal is above a shop with such constraints we have to accept there are challenges in providing cycle parking.

Equally we have to accept the fall-back position that one can have up to two flats above shops under permitted development. The proposed development would be car free, and it is considered that the expected uplift in net increase in floor area would not be that significantly different from the existing. Therefore, the proposed development is not expected to create a significant material transport and highway impacts.

Waste Management

The plans submitted indicate that the bins would be retained and split between both flats as the development will have almost identical floor space and similar occupancies as existing.

Conclusion

The development would provide a satisfactory standard of accommodation that serves an identified need and work towards achieving housing delivery targets in the borough. It would not result in an unacceptable impact on neighbouring amenity, amenity of future occupiers or on parking/highways conditions in the locality.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.

Informatives:

- **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.
- **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.