

Officer's Report

Application Number	HGY/2023/0383
Type	Householder planning permission
Location	Palm Tree Court, 4 Factory Lane, Tottenham, London, N17 9FL
Proposal	Change the use of one B1 office space to a C3 residential apartment with associated works, the conversion of another B1 office space into a small office and residents communal lounge and the conversion of a small first floor communal lounge into a resident visitors guest suite.
Case Officer	Sarah Madondo
Valid Date	08/02/2023
Applicant	Ms Jackie Kelly
Agent	Mr Jason Sam

RECOMMENDATION

Approve with Conditions

Proposed development

Change the use of one B1 office space to a C3 residential apartment with associated works, the conversion of another B1 office space into a small office and residents communal lounge and the conversion of a small first floor communal lounge into a resident visitors guest suite.

Site and Surroundings

The site is occupied by an existing part three, part four storey block located on the corner of Factory Lane and Stoneleigh Road, referred to as Palm Tree Court. The tallest part of the building (the rotunda) is situated on the junction of Stoneleigh Road and Factory Road.

The building consists of yellow stock brick with timber framed windows and balconies which have a strong vertical emphasis. The main residential entrance core is adjacent to the rotunda, accessed from Stoneleigh Road. The building, Palm Tree Court, is a purpose built sheltered housing scheme for vulnerable, older people and comprises 10 x one bed and 4 x two bed flats with offices occupying the ground floor of the building. An existing car park comprising of seven parking spaces including two disabled bays is located to the rear of the site. Two spaces for the offices are located between Iceland building and the northern part of the site.

The site backs on to the rear of the Iceland site which has a frontage to Tottenham High Road. Opposite this part of the site is a large new residential development, with commercial on the ground floor. To the north east is a two storey modern residential development which backs onto the row of terraced houses on Dowsett Road. To the south is the four storey, front gabled building of Stoneleigh Court.

The site is within the Tottenham High Road Historic Corridor and designated Bruce Grove Conservation Area. This lies east of the town centre and the site is located in an area with a high public transport accessibility level (PTAL 5) and it is located within walking distance of the Tottenham High Road bus corridor, Bruce Grove Rail station and Tottenham Hale underground station.

Principle of development

The principle of residential has been accepted in the original planning permission on site (HGY/1996/1500). The current proposal is for the change of use of the existing ancillary offices 1 at ground floor and first floor into 1 x 1 bedroom ground floor apartment with amenity space, 1 x residential lounge at ground floor and 1 x 1 person flat on the first floor. The proposed change of use to residential is considered acceptable as the existing building is in residential use and the office has been relocated and , although reduced in size, is considered sufficient to meet the requirements of the sheltered accommodations' administration team.

Design and Appearance

The only changes to the existing façade would be providing patio door to access a ground floor terrace in lieu of french doors (as shown in drawing 05-0004). The proposal also includes low planting in front of the ground floor apartment to provide defensible space which is acceptable.

Standard and quality of residential accommodation

The change of use would provide two residential units comprising of 1 x 2 person flats on the ground floor and 1 x 1 person flat at first floor. All the proposed flats exceed the required minimum standards. 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 acceptable and in accordance with The London Plan (2021) Policy D6 Housing quality and standards.

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 London Plan set out that the 1 bed 2 persons flat should have a floor of 50 sqm and this flat would be 51 sqm. The first floor would be 1 bed 1 persons flat should have a floor area of 39 sqm and would be 54 sqm which is acceptable. All flats would comply with the requirements set out in the London Plan Table 3.1 therefore acceptable.

Impact on neighbouring amenity

Given that the proposal includes minor alterations it is not considered these would result in material loss of sunlight or daylight or have an overbearing appearance on 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 there is no objection. 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 facilities existing waste collection arrangements are considered sufficient to meet the requirements of the current proposal and would be unchanged.

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.

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.