

Planning Department
London Borough of Haringey
6th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

25 May 2023

Dear Sir/Madam,

3 & 4 Stuart Crescent, Wood Green, London N22 5NJ
SUBMISSION OF FULL PLANNING APPLICATION

On behalf of the applicant, The Faith Miracle Church, we hereby submit a full planning application for the following development at 3 & 4 Stuart Crescent in Wood Green.

“Change of use of the ground floor of 3 Stuart Crescent from a social club to a place of worship”

Please find enclosed the following plans and documents in support of the application:

- Existing and proposed floor plans
- Existing and proposed elevations
- Site location plan
- Planning, Design and Access Statement by Hanily McGarry (this covering letter)
- Completed planning application form
- Ownership certificate for property owner
- Completed Fire Statement
- Completed Community Infrastructure Levy - CIL Form 1
- Letter from Wood Green Social Club
- Commercial marketing report by Robert Irving Burns Estate Agents
- Payment of the Council's planning application fee

Site and surroundings

The site comprises two buildings known as 3 & 4 Stuart Crescent located on the east side of Stuart Crescent in Wood Green, London.

The building comprising 3 Stuart Crescent is believed to have been constructed in 1960s/70s and is finished in red brick and slate cladding. The building is three storeys in height. To the rear of the building lies garages and 9 car parking spaces. The building is of limited architectural merit and is identified as a 'detractor' within the Trinity Gardens Conservation Area Character Appraisal (adopted 2008).

The other building on site, 4 Stuart Crescent, comprises a locally listed Victorian property known as Sterling House. It is finished in London stock brick and has a slate roof. It was originally a house but was later converted into flats. The building at 4 Stuart Crescent is linked to 3 Stuart Crescent via a corridor.

The buildings are currently vacant but were last in use as the 'Wood Green Labour Club' (a social club) before it closed in January 2021. There is also some residential accommodation (5 flats) on the upper floors of the buildings. One flat is located on the second floor of 3 Stuart Crescent and 4 flats are within 4 Stuart Crescent. A schedule of accommodation of the existing floorspace forms part of this application.

In terms of parking, the site is served by 9 car parking spaces. There is ample space around and in the premises to provide secure and convenient cycle parking spaces.

Pedestrian access to the site is available from Stuart Crescent to both the social club and the existing flats on the site. Vehicular access to the social club is provided along the western boundary of the site.



Site Location Plan



Aerial photograph (source: Google maps)



Existing building at 3 Stuart Crescent



Existing building at 4 Stuart Crescent

Surrounding area

Stuart Crescent is a predominantly residential street that runs north-south from White Hart Lane to the north and terminates in a cul-de-sac to the south. It contains an architecturally diverse range of residential properties including Victorian villas and modern blocks of flats. It also contains a medical practice and public open space known as Stuart Gardens. Several shops and services are located on High Road in proximity to the site, and numerous schools and nurseries located within walking distance.

To the west (front) of the site lies open space (known as Stuart Gardens) and the Stuart Crescent and White Hart Lane streetscene beyond which lies terraced two storey dwellinghouses on White Hart Lane. To the east (rear) lies 15-21 Ewart Grove comprising terraced two storey dwellinghouses. To the south lies a detached part two, part three storey locally listed building known as 5 Stuart Crescent which comprises flats. To the north lies a block of flats and associated garages known as 8 White Hart Lane.

The site is sustainably located approximately 300m to the north of Wood Green Town Centre and 450m (a 7-minute walk) to Wood Green underground station and local bus services. The closest bus stops are 180m away on High Road. The site has a Public Transport Accessibility Level (PTAL) of 6a and is therefore considered to have an excellent level of access to public transport.

The site falls within the Trinity Gardens Conservation Area which covers a relatively small geographical area consisting of several sub areas. The site falls within 'Sub Area 2 (High Road)'.

The Applicants

The applicants comprise a well-established local church group called The Faith Miracle Church. They have been successfully operating in the local area since 2004 and occupy a Council-owned premises known as John Raphael House on Coburg Road in Wood Green. The applicants own this premises on a long lease, however they are very keen to purchase a property outright and secure their long term future in the Wood Green area. The applicants have a well established local congregation and the application premises are ideally located for members.

We understand that the applicant vacating their existing premises at John Raphael House will facilitate this building coming forward as part of a large scale regeneration opportunity for the Council.

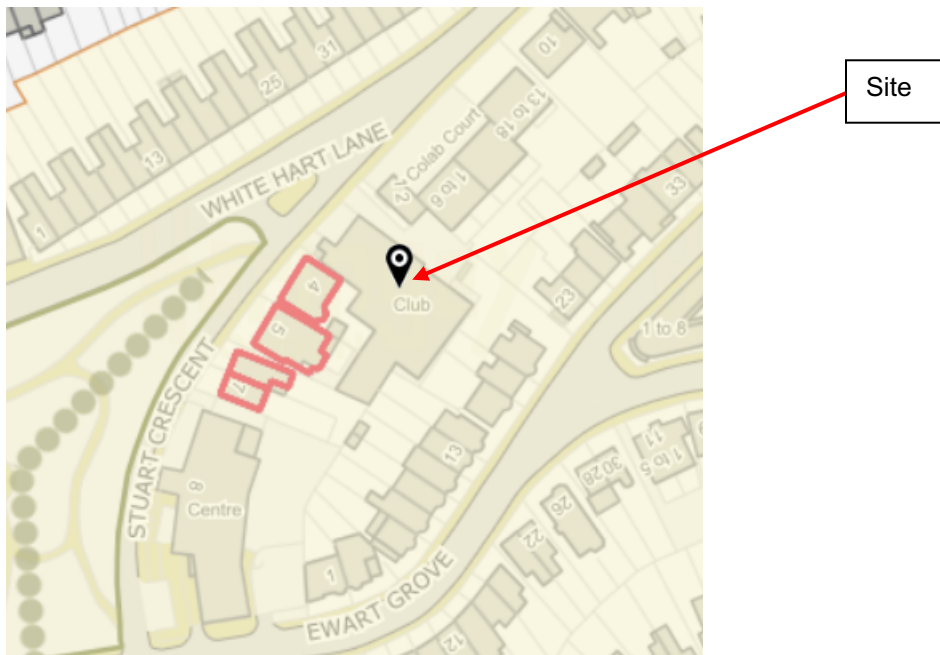
The applicants propose to operate the application site as follows:

- Capacity – the applicant anticipates that the premises will accommodate approximately 150 – 200 people on Sunday which is the busiest day of the week.
- Staffing – The proposal will employ four staff on a full-time basis and some volunteers on a part time basis.
- Servicing and deliveries – Servicing and deliveries to the facility will continue to be undertaken on-street as with the existing situation.
- Highways – Due to the site being sustainably located close to public transport connections and residential locations accessible on foot, visitors are expected to travel to the site mostly by non-car modes of travel.

Site Designations

According to the Council's adopted Policies Map (see extract below), the site falls within the '**Trinity Gardens Conservation Area**' (see yellow area in map extract below). It contains a '**locally listed building**' (at 4 Stuart Crescent) and lies adjacent to a locally listed building (5 Stuart Crescent) to the south (see buildings outlined in pink in map extract below).

The site does not contain any statutorily listed buildings. It is in Flood Zone 1 (low probability of flooding). It does not benefit from any Site Allocations in the Local Plan.



Extract from the Council's adopted Policies Map

Proposed Development

The application seeks full planning permission for the change of use of the ground floor of 3 Stuart Crescent from a social club to a place of worship. The floor area of the proposed place of worship amounts to 835 sqm (GIA).

The proposal includes ancillary facilities such as office space, toilets, a kitchen etc.

No external changes to the building are proposed in connection with the change of use and the proposal will retain the existing 5 flats on the site. There will be no loss of existing residential units.

The site currently benefits from 9 car parking spaces and the proposal would make use of these and not amend the number of existing car parking spaces on site. In terms of cycle parking, there are opportunities to provide sufficient cycle parking spaces at the premises.

Planning History

The site has the following planning history according to the Council's website:

HGY/2021/2031 - *Partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and re-construction of existing top floor of Social Club building and change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking. (Amended Drawings). Approved 17 June 2022*

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant Development Plan consists of the Haringey Local Plan Strategic Policies 2013 (with alterations in 2017) (adopted 2017), the Development Management Development Plan Document (DPD) (adopted 2017) and the London Plan (2021). Other material considerations include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and the Trinity Gardens Conservation Area Character Appraisal (adopted 2008).

Planning Assessment

1.Principle of development

The application site comprises a social club known as the former 'Wood Green Labour Club'. This is classified as a community facility as confirmed by the Council in application reference HGY/2021/2031 in the site's planning history. Policy DM49 of the Council's Development Management DPD (2017) states that the Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community. It also states that where a development proposal results in the loss of a facility, evidence will be required to show that:

- The facility is no longer required in its current use
- The loss would not result in a shortfall in provision of that use; and
- The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.

The policy states that the evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found. The Council will consider supporting the consolidation of equal or enhanced provision to meet an identified need.

Policy DM49 states that proposals for new and extended social and community facilities will be supported by the Council provided they:

- Are accessible by public transport, walking and cycling, preferably in town centres or local centres, Growth Areas or Areas of Change
- Are located within the community that they are intended to serve
- Provide flexible, multifunctional and adaptable space, where practicable
- Do not have significant adverse impact on road safety or traffic generation; and
- Protect the amenity of residential properties.

The proposal has been assessed against policy DM49 of the Local Plan and the principle of development considered to be acceptable for the following reasons:

- The site is currently vacant and has been since 2021. It is therefore not currently contributing to the local area as a community facility. It is therefore not a focal point to community life or community meetings. In contrast, the proposed place of worship would bring the site back into community use enabling it to contribute towards the local community. It will deliver a replacement community facility which meets the needs of the local community, in particular a well-established and supported church group.
- The marketing report prepare by Robert Irving Burns Estate Agents has confirmed the property was marketed as to owner occupiers and developers for 14 months. No viable interest was received from community groups that were keen to continue the use as social club and community facility. This report forms part of this planning application.
- As part of the planning application reference HGY/2021/2031 granted permission in June 2022, the Council accepted a reduction of 1,019 sqm (70%) in community floorspace at the site. The permission retained a ground floor community space extending to 452 sqm. As part of this application a letter was provided by the president and secretary of the Wood Green Social Club explaining that the day-to-day running of the Club was unviable and had not been so for a significant period. Measures had been taken to revive the club without success as membership numbers had continued to decline, even prior to the Covid 19 pandemic. Competition from more modern facilities within the locality have added to the difficulties in running the Club as well as the necessary cost of modernising the existing accommodation. Clearly, the former social club is unviable and not in demand. This was accepted by the Council in application reference HGY/2021/2031 which allowed a new community facility with a reduced floor area. The principle of the loss of the social club is therefore acceptable. A copy of this letter is included as part of this planning application.
- A 'place of worship' is categorised as 'community facility' and 'social infrastructure' in the Development Management DPD (2017). As such, the proposed place of worship will allow the site to continue as a community facility, and will not introduce an entirely new land use in this regard. It will also ensure the protection of existing community type space on the site whereas if the aforementioned planning application is implemented, 70% of the community will be lost.
- The proposed place of worship is in an area that it is intended to serve. Much of the church congregation live in the local area within walking distance of the site. Once operational, the proposal will therefore deliver a valued and well-supported community facility
- The proposals comply with the requirements for new or extended social and community facilities as the site is in a highly sustainable location with a PTAL of 6a, and is therefore highly accessible by public transport. The site is also a short distance (approximately 300m) away from Wood Green town centre.
- As the site is currently vacant, it is not operating as a community use. It is also a rundown facility in need of modernisation. In contrast, the proposal involves refurbishing and upgrading the site in connection with the proposed place of worship. The proposal will deliver a more up to date and enhanced community facility than the previous social club that will enable the long-term viability of the site.
- As the site is currently vacant, it does not provide any employment opportunities. In contrast, the proposal will generate employment opportunities, by providing four full time jobs. The site will therefore have a positive impact on employment opportunities for the local community.
- Bringing the currently vacant site back into community use will increase activity on the site which in turn will increase opportunities for natural surveillance and crime reduction.
- In addition to the main place of worship facility, the proposal will provide multifunctional and adaptable space for use by the wider community. The proposal will therefore be flexible and able to cater for a wider range of the community.

The proposed change of use therefore complies with policy DM49. It is also considered to comply with paragraph 93 of the NPPF which requires Councils to plan positively for the provision and use of shared spaces, community facilities (including places of worship) and other local services to enhance the sustainability of communities and residential environments.

2. Design and impact on the Trinity Green Conservation Area

No external alterations or physical extensions to the buildings at 3 & 4 Stuart Crescent are proposed in connection with the change of use. As such, the development is not considered to materially affect the design and appearance of the site or the surrounding Trinity Green Conservation Area.

3. Residential amenity

Local Plan policy DM1 requires development to ensure a high standard of privacy and amenity for the development's users and neighbours. It states that the Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land. Development should also provide an appropriate amount of privacy to neighbouring properties, and should address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the development.

The proposal will not affect residential amenity for the following reasons:

- Noise and disturbance impacts – Noise and disturbance impacts will be minimal as this proposal is for a place of worship and not a late-night venue or another development that may generate noise. It should also be noted that the applicant is a successful and well supported local faith group previously operating without incident. Notwithstanding this, the applicant is willing to accept a suitably worded planning condition to restrict hours of use to protect the amenity of neighbouring properties similar to the way in which application reference HGY/2021/2031 contained a planning condition limiting hours of use of the proposed community facility.
- Privacy, outlook, sense of enclosure, sunlight, daylight and overshadowing - as the proposal does not involve any external changes to the building or any extensions or physical alterations such as new windows, it will not affect residential amenity in this regard.

4. Highways and parking considerations

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.

At the local level, Policy DM31 requires developments with high trip generating characteristics to be located where public transport accessibility is high and car parking is minimised to mitigate generated car travel. Policy DM32 supports proposals with limited or no on-site parking where there are alternative and accessible means of transport available, and public transport accessibility is at least 4.

The development does not involve any changes to existing site access arrangements or parking and the proposal will therefore make use of the existing car parking spaces on the site (9 spaces). It should be noted that the applicant's current premises at John Raphael House also has 9 car parking spaces.

The site is a 7-minute walk from Wood Green Underground station to the south. It is also close to local bus services. It has a PTAL of 6a and is therefore sustainably located and has excellent public transport accessibility. Most visitors are expected to travel to the site using non-car modes of travel. It is therefore unlikely that the proposal will have a material impact on traffic generation or parking. It is considered that the proposal would not have any noticeable adverse impact on the existing vehicle movements or car parking demand on the adjoining roads.

5. Flood risk and drainage

As the site is not in an area of flood risk, it is not considered to present concerns in this regard. As the development does not involve any changes to surface materials or any residential (or other) uses vulnerable to flood risk, the development does not raise any concern regarding flood risk.

6. Trees

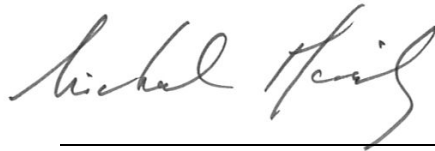
No trees are proposed to be removed in connection with the development. The development therefore will have no impact on trees.

Conclusion

The change of use of the ground floor from a vacant, unviable social club which lacked demand from the local community to a place of worship provides an opportunity for a well-established and supported local church group to secure its long term future in the centre of its congregation. The proposal will bring a currently vacant community use back into operation and enable it to positively contribute towards the local community. It will not create any harm to the amenity of adjacent residential properties due to the premises being an existing social club and community facility and therefore already operating in a similar way to the proposed use as a place of worship. In addition, the controlled hours of operation, the lack of physical alterations or extensions to the building, and the fact that the change of use will not result in any undue impact in terms of highway safety and traffic due to its sustainable location, also ensures that there will be no adverse impacts on local residents. It will not affect trees, flood risk, drainage or the character and appearance of the Trinity Gardens conservation area due to the absence of any proposed external changes associated with the change of use.

Accordingly, for these reasons, we respectfully request that permission be granted.

Yours faithfully,



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