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Planning Statement

To accompany a planning application

For the

“Conversion of the property from two to three flats”

LAND AT

263 Mount Pleasant Road N17 6HD

By Shulem Posen

Eade Planning Ltd

June 2023

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The Site

1. The site is at 263 Mount Pleasant Road, London, N17 6HD.
2. The subject site is two-storey mid-terrace property situated on the north-western side of Mount Pleasant Road, close to the junction with Linley Road. The property has an existing single storey rear extension and loft conversion with rear dormer on the main rear roof slope and rear outrigger projection.
3. The site enjoys a planning permission for the conversion to two flats. After the PD roof extension was built, the property was subdivided as per the planning permission. The ground floor has been completed as per the plans, but the upper floor is still in construction given the uncertainty of the roof dormer.
4. The Surrounding area is wholly residential in character.
5. The site is not located within a conservation area, nor is it listed. The site located is located within the family Housing Protection Zone.

Relevant Planning History

6. Following are the relevant planning history in relation to this property.

- HGY/2019/0472 – Application for Conversion of 2-storey house into two self-contained flats with single storey rear extension.

This application was granted 03/10/2017.

- HGY/2019/0472 – Application for the Erection of a rear roof dormer (retrospective) and the conversion of the property from a single dwelling house into three self-contained flats. (1x3-bedroom and 2x1-bedroom).

This application was refused 27/03/2019 for the following single reason:

- 1. The existing rear dormer extension, by reason of its position, size, design and appearance, is an overly large, obtrusive and uncomplimentary alteration to the property, out of scale and character with the local area and detrimental to local visual amenities, contrary to Policies DM1 and DM12 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, Policies 7.4 and 7.6 of the London Plan 2016.*

It is clear that the refusal relates only to the proposed extension and not to the flats proposed. Indeed, the delegated report made it clear that in as far as the proposed flats are concerned, the proposal is acceptable.

6.14 As set out above the building has already been converted to provide flats on the ground and first/second floors respectively, further conversion of the building is considered acceptable in this instance. The proposed units provides internal floor space in accordance with London Plan. The LPA consider this to be in line with minimum set out on the Technical Housing Standard, which requires 37sq.m for a one - person unit with a shower room.

6.17 The site has a PTAL rating of 3 and is within a 5 minutes' walk of the Tottenham High Road and Bruce Grove Station. It is considered that, subject to the appropriate level of cycling storage provision being provided within the property (which

would have been secured by condition in the event of an approval); the impact on the highways would be negligible.

- HGY/2020/1939 – Application for the The retention of a reduced rear roof dormer on top of the main house.

This application was refused 15/10/2020, however, was granted on appeal Ref: APP/Y5420/W/20/3261354.

On appeal the Inspector said:

4. The dormer window identified in the description of development above has already been constructed. I have therefore determined the appeal on the basis that retrospective planning permission is sought for this dormer as built.

Accordingly, the Inspector amended the description of the proposal to "a rear roof dormer on top of the main house"

The "as built" roof extension is, therefore, undoubtedly lawful.

In May 2023, Mr Russell Quick, Principal Planning Enforcement Officer, requested a site visit at the property to confirm that the property is not used as three flats.

Mr Quick visited the property on 10 May following which he confirmed by email:

Hi Shulem,

I am happy that the roof extension is lawful following appeal decision APP/Y5420/W/20/3261354.

However, he added:

We are minded to keep the enforcement case open for the time being, due to the configuration of the upper floors not being in accordance.

Please proceed with the submission of the application to convert to 3 flats.

Kind regards,

Russell Quick

The Proposal

7. The property is currently laid out as two flats. One flat at ground floor as per planning Ref: HGY/2017/2451. the other flat sits within parts of the firsts floor and loft floor. The remainder of the first and loft floors sit vacant.
8. In fact, the layout and use of the upper flat have not changed over the last four years.
9. This proposal proposes a flat in the remainder of the first and loft floor space.
10. The proposed three flats are identical to those found to be acceptable in application Ref: HGY/2019/0472. The studio flat proposed complies with national space standards for a studio flat.

The Proposal Description

11. The proposal description is Conversion of the property from two to three flats.

Plans

12. The plans attached include the existing (as built) floor plans (MPR.263.EX.01), the proposed floor plans (MPR.263.PR.01), and the existing and proposed elevation plans (MPR.263.EX.PR.01). The attached plans also include the approved plans HGY/2017/2451. These are numbered 612.08A & 09A. these are for indication only.

Conclusion

13. Under planning Ref: HGY/2019/0472, the LPA has already concluded that the three proposed flats are acceptable in policy terms. The only reason for refusal turned on the then unauthorised roof dormer, however, given that the roof dormer is now lawful, the reason for refusal is no longer applicable.
14. The LPA is therefore, respectfully asked to grant planning permission.