

Officer's Report

Application Number	HGY/2023/1189
Type	Householder planning permission
Location	43 Langdon Park Road, Hornsey, London, N6 5PT
Proposal	Proposed amalgamation of two self-contained units to revert back to single family dwelling (enabled by the removal of an internal wall)
Case Officer	Laina Levassor
Valid Date	02/05/2023
Applicant	Russell Jones Ltd Russell Jones
Agent	Russell Jones Ltd sarah hare

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

In 1972 application HGY/1666/43/1 granted consent to convert the single dwelling into two flats.

SITE DESCRIPTION

The subject site is a two-storey dwelling building located on the south western side of Langdon Park Road, falling within the Highgate Conservation Area.

CONSULTATION RESPONSES

Two comments were received in response to the notification and publicity of this application.

Highgate CAAC- Regrets the loss of a dwelling, however Haringey policy should apply on whether two homes or one larger family home would be more desirable.

Highgate Society - Given the tightness of the site, there should be a condition that no further intensification will be permitted. (Comment: Note as this is an existing building there is no basis to remove permitted development rights).

REASONS FOR GRANTING PERMISSION

This application seeks to gain permission for the amalgamation of two-self-contained flats, in order to revert back to a single-family dwelling by removal of an internal wall.

Section 55 of the 'Town and Country Planning Act 1990 provides that the use of a single dwelling house as two or more dwellings constitutes development. It is equally pointed out that the Act does not cover the situation where a house is being converted back to its original use, however the courts have held that the loss of housing and where there would be a change in character of the use of the land is development.

Mindful that the site is in the Family Housing Protection Zone as set out in the Haringey Development Management DPD (2017) the development would re-introduce a single-family unit into the borough's housing stock that would serve an identified need.

Under DM10 of Haringey's DPD Development Management Document, it is stated that the Council will resist the loss of all existing housing, unless the housing is replaced with at least equivalent new residential floor space – in this instance, there will be no loss of floorspace, with the floorspace for the single-family dwelling equivalent to the previous space provided as 2 units. The proposal therefore complies with DM10.

The reinstatement of a single dwelling typology will help to reinforce the overall family residential character of this street and protect the character and appearance of the conservation area.

CONCLUSION

The proposed development accords with the relevant policies of the local and neighbourhood plan, as well as the London Plan 2021 and the NPPF.

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: 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.