

HERITAGE ,PLANNING DESIGN AND ACCESS STATEMENT

PROPOSAL: Side and rear ground floor extension, 1st & 2nd floor rear infill extension and formation of butterfly pitched roof and loft conversion with roof terraces located at 1st floor and loft floor levels. Internal alterations to accommodate the amalgamation of six studio flats into the following: one 3-bedroom flat on the ground floor, one 2-bedroom flat on the 1st floor and one 3-bedroom maisonette flat on the 2nds and loft floors. (This scheme reduces the size of the proposed extensions and terraces)

ADDRESS: Flats A-F 22, Upper Tollington Park, London, N4 3EL

APPLICANT: MR A DINGLIS

STATEMENT PREPARED BY: FRIXOS KYRIACOU MRTPI

1.0 BACKGROUND AND THE PROPOSAL

1.1 The proposals have been subject to a detailed site visit and several design reviews with the clients design group. The consultation letters have also been reviewed and analysed.

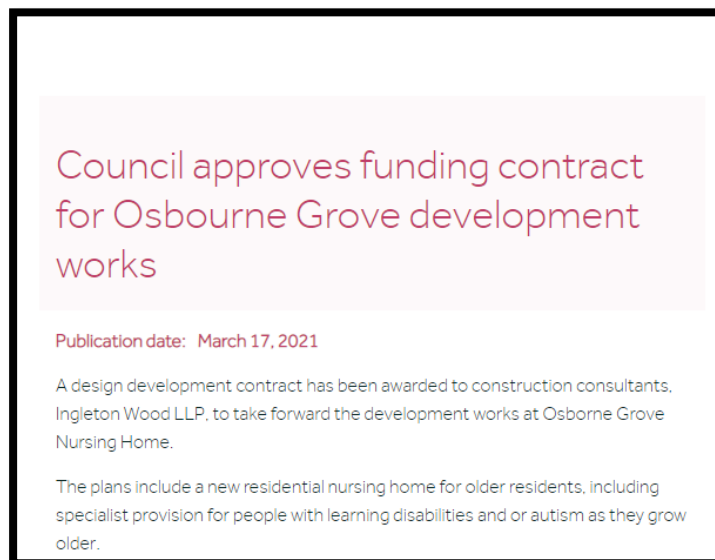
1.2 Two applications have been refused for similar developments to what is proposed now. The most recent refusal, namely HGY/2002/4492, on the following grounds

- 1. The proposed development would be out of keeping with the general pattern and character of the area and due to its design, size, bulk and massing, and would not appear as a suitably subordinate addition, contrary to policy SP11 and SP12 of the Haringey Local Plan, policies DM1, DM9 & DM12 of The Development Management DPD (2017) and Policies HC1 and D6 of the London Plan (2021).
- 2. The proposed roof terraces would enable direct and inappropriate overlooking towards the gardens of neighbouring properties, resulting in a loss of privacy for neighbouring occupiers. As such, the amenity and living conditions of neighbouring properties would be unacceptably harmed, contrary to Policy D6 and D14 of the London Plan (2021) and Policy D1 of the Development Management DPD (2017).

1.3 This new application addresses these points as follows, these points are substantiated in the main report under planning considerations.

- Reduction on size of extensions .
- Reduction on size and design of balconies.

- An analysis of the character of this part of the conservation area including the adjoining site known as the Stroud Green Clinic / Osborne Grove.
- Other Planning Decisions locally
- Planning Balance and Conclusions.



2.0 THE SITE AND SURROUNDINGS

- 2.1 The application site is located on the south eastern side of Upper Tollington Park within the Stroud Green Conservation Area. The application site is a three storey end of terrace building converted into 6 flats.(confirmed as lawful see planning history).
- 2.2 The southern boundary of the application site is bounded by the Osbourne Grove Nursing Home and Stroud Green Medical Centre with a variety of differing buildings. The rear boundary backs onto a garage court used for domestic and commercial purposes and accessed from Victoria Terrace. The western part of Stroud Green Road has a long line of gabled frontage Victorian houses.

3 PLANNING HISTORY

3.1 The application site and surrounding properties planning history is listed below.

Application Reference	Proposal	Application Status	Site Address
HGY/2022/4492	Side and rear ground floor extension, 1st & 2nd floor rear infill extension and formation of butterfly pitched roof and loft conversion with roof terraces located at 1st floor and loft floor levels. Internal alterations to accommodate the amalgamation of six studio flats into the following: one 3-bedroom flat on the ground floor, one 2-bedroom flat on the 1st floor and one 3-bedroom maisonette flat on the 2nds and loft floors.	Refuse	22 Upper Tollington Park Hornsey London N4 3EL
HGY/2022/2499	Side and rear ground floor extension, 1st & 2nd floor rear infill extension and formation of butterfly pitched roof and loft conversion with roof terraces located at 1st floor and loft floor levels. Internal alterations to accommodate the amalgamation of 6no. studio flats into the following: 3bed flat to ground floor, 2bed flat to 1st floor and 3bed masionette flat to 2nd floor and loft floor.	Refuse	22 Upper Tollington Park London N4 3EL
HGY/2022/1120	Use of property as 6 self-contained flats arranged as 5 x 1bed flats and 1 studio flat (certificate of lawfulness: existing use)	Lawful	22 Upper Tollington Park London N4 3EL
HGY/2022/1386	Formation of Rear Dormer, Roof Extension, and Insertion of Rooflights	Approved	30 Upper Tollington Park, N4 3EL

The Stroud Green Conservation Area Designated

Stroud Green does not have a current adopted appraisal.

Designated 10/06/2023

4 RELEVANT PLANNING POLICY

4.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The following section summarises the relevant local, regional and national planning policies that will be material in the consideration of the proposed development. It is noted in recent appeal decisions Haringey Council has not been able to achieve its housing targets which promotes further the need for additional housing.

4.2 The current Development Plan for the London Borough of Haringey comprises:

Strategic Policies 2013 (with alterations 2017)

SP0: Presumption in Favour of Sustainable Development

SP11: Design

SP12 :Conservation

Development Management Policies (2017)

Policy DM1: Delivering High Quality Design

Policy DM4: Provision and Design of Waste Management Facilities

Policy DM7: Development on infill, backland and garden land sites

Policy DM9: Management of the Historic Environment

Policy DM12: Housing Design and Quality

Policy DM21: Sustainable Design, Layout and Construction

Policy DM25: Sustainable Drainage System

Policy DM31: Sustainable Transport

Policy DM32: Parking

London Plan (2021)

GG1 Building Strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering New Homes Londoners need

D1 London's Form and Characteristics

D2 Delivering Good Design

D3 Inclusive Design

D4 Housing Quality and Standards

D6 Optimising Housing Density

D14 Noise

H1 Increasing Housing Supply

H2 Small Sites

HC1 Heritage Conservation and Growth

T4 Assessing and Mitigating Transport Impacts

T5 Cycling

T6 Car Parking

4.3 Draft Local Plan is currently undergoing consultation and does not carry significant planning weight at this time.

Other Material Considerations

NPPF The revised National Planning Policy Framework was published in July 2021.

At the centre of the NPPF is a presumption in favour of sustainable development. At paragraph 11 it states: “For decision-making this means: C) approving development proposals that accord with an up-to-date development plan without delay;

Paragraph 120(c) states that planning decisions should “give substantial weight to the value of using suitable brownfield land within settlements for homes” and “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.”

Paragraph 111 states “development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe”.

London Housing SPG (2016) 6.9 The Mayor’s London Housing Strategy was formally adopted in August 2018. It sets out the Mayor’s vision for housing in the capital, alongside policies and proposals to achieve it. Policy 3.1 of the strategy seeks to increase the supply of land for new homes whereas Section A i sets the intention to “Strongly promote appropriate development of new homes on brownfield land...and through a presumption in favour of appropriate residential development on small sites

5 PLANNING CONSIDERATIONS

5.1 The main issues to be considered in this case are as follows:

- 1) The Principle of the Development
- 2) Conservation, Character and Appearance
- 3) Quality of Accommodation
- 4) Impact on Neighbouring Amenity
- 5) Parking and Accessibility.

The Principle of Development

5.2 The site is in part a previously developed site. The NPPF (2021) paragraph 11 states that “Plans and decisions should apply a presumption in favour of sustainable development”. The current units while 6, are substandard and this proposal takes opportunity to improve the housing in line with national, regional and local planning policy and standards. The number of bedrooms will increase from 6 to 8 and therefore in all aspects this should be seen to add to the housing stock of the borough.

5.3 Paragraph 69 notes “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”. And Paragraph 119 promotes the effective use of land in meeting the needs for homes and paragraph 120 (c) gives substantial weight to the value of using suitable brownfield land within settlements for homes.

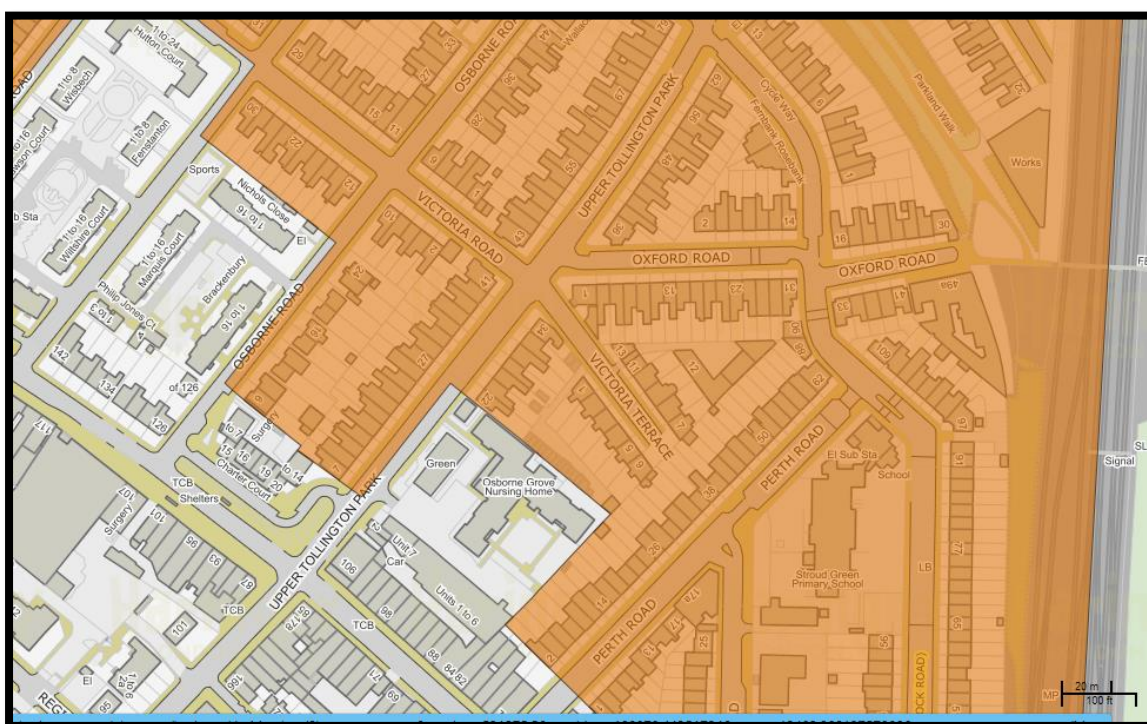
5.4 Equally the London Plan 2021 Policy D3 seeks to optimise capacity through the design led approach supported by Policy H1 which seeks to optimise potential for house building and Policy H2 supports the development of small sites such as the application site in meeting local and strategic target. “For London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning by boroughs both in terms of planning decisions”.

5.5 This site will assist the council in achieving its housing target and its small sites target delivery, most importantly of all it will provide additional housing for Londoners in a sustainable location. Therefore the principle of development is deemed acceptable in principle subject to an assessment of other considerations.

Conservation Character Appearance and Design.

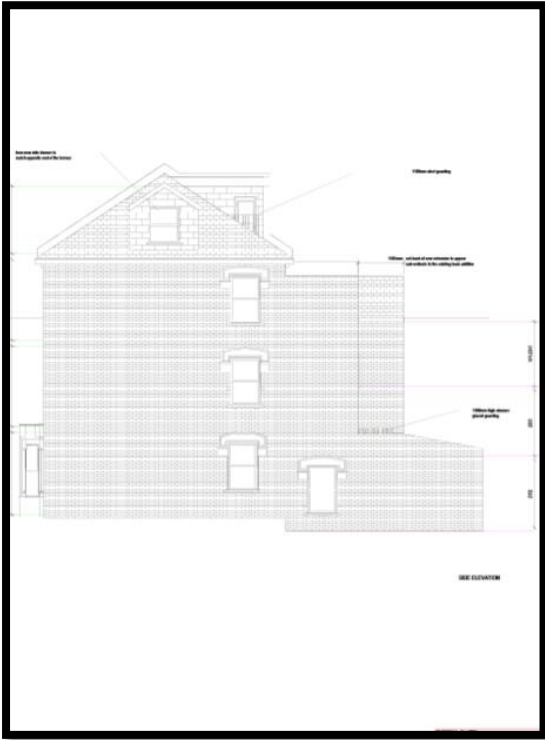
5.6 There is no adopted appraisal of the Stroud Green Conservation Area. However the character of this part of the conservation area is predominantly residential with attractive Victorian housing. Therefore one of the main considerations is to ensure the proposals preserve or enhance this character.

As can be seen from the conservation map below the application site is bounded by the Osborne Grove Nursing Home. The application site forms the conservation area boundary while the nursing home lies outside the conservation area. It is noted the nursing home has been designated for redevelopment, and therefore this relationship will change over time.



5.7 In assessing the merits of the extensions that form part of this application. It is noted there is a boundary wall running along the side elevation of the application property separating it from the Osborne Grove Nursing Home.. As such the end of terrace position and its relationship with the nursing home is unique in the conservation area.

5.8 The extensions have been designed so that the ground floor fills in the gap between the application site and the nursing home. The first and second floors extensions have been reduced and now subordinated behind the projecting two storey out rigger. Therefore the view of the extensions from the street scene is reduced from that refused. The side elevation has also been revised introducing side windows to allow the side elevation to interact with street scene, reduce the amount of blank wall and improve surveillance of the surrounding area. (see drawing below)



Equally the roof extension will mirror that on the other end of the terrace. It is noted the officers report into the recent approval at No.30 notes that roof extensions form part of the character of the locality. The report states *“Rear dormer roof extensions are common and established additions to properties in the surrounding part of the conservation area (CA). While they are limited in number in the host terrace, with one at No.34, they are prevalent on the rear of Victoria Road properties to the south-east which obliquely face the rear of this terrace. They therefore inform the character and pattern of development of this part of the CA.*



Figure 1 Note the rear dormer window and side dormer to the end property; Also note the differing and variety of rear elevations. No 30 had a rear dormer approved in 2022. (see below)



Figure 2 No. 30 approved 2022

Quality of Accommodation

5.9 Policy D6 (Table 3.1) of the London Plan (2021) stipulates the minimum space standards for new development. The proposed unit would be expected to meet and where possible exceed these minimum standards. The proposal is required to ensure that a high standard of accommodation is provided in terms of habitable rooms receiving adequate ventilation, privacy and sunlight as well as the provision of sufficient storage and circulation space within the units.

In this case, three units are provided, namely a 3 bed unit on the ground floor, with a private rear garden. The first floor would provide a 2 bed unit with a small amenity terrace and the upper floors would provide a 3 bed unit again with a roof top amenity space.

The ground floor flat would provide 78m² of floorspace for a 3 bed 4 person unit. The unit would be dual facing and have a substantial rear garden. The 2 bed unit dual facing would provide 56.5m² and also provide a rear balcony, it is noted the minimum standard for a 2 bed 3 person unit is 61m². A 3 bed dual facing unit on the upper floors would provide 87m² with a small roof top amenity space.

It is noted that some of the floor areas and amenity space provision fall below the minimum standards. However the existing layout and flat provision falls substantially below the standards required. As such the introduction of larger units which fulfils a local need is considered to outweigh the slight inadequacies in floor areas.

A recent decision at 3 Victoria Road within the Conservation Area considered a similar proposal and the officer commented as follows *“All habitable rooms within the development would benefit from satisfactory outlook and light. 2 of the units fail to comply with the minimum floor space standards as set out in the London Plan. Notwithstanding this, the sub-standard layout and floor space size of the existing units must be taken into consideration in the determination of the application. Whilst there is a floor space shortfall to meet the minimum requirements, the layout and size of the three units is a marked improvement above the existing situation, where by virtue of the passage of time, the existing units are immune from enforcement action. Taking this into account, on balance, the floor space shortfall are considered to be acceptable in the circumstances. On balance therefore, the proposed development would provide an improved standard of accommodation for future occupants”*.

The existing floor areas of the existing flats fall well below the minimum standards in all cases. Therefore the introduction of accommodation which in most cases accords with the standards is an advantage of the scheme. In particular the site is located in a family housing zone and the reintroduction family housing would also provide an additional advantage to the proposals.



Figure 3 Note the proximity of Finsbury Park

Impact on Residential Amenity

5.9 The scheme is considered to have an acceptable relationship with the adjoining properties. The previous scheme was refused because the roof terraces would enable direct and inappropriate overlooking towards neighbouring gardens. In order to reduce this perceived overlooking, the first floor extension has been reduced allowing the first floor balcony to be set behind the existing projecting two storey outrigger. Further the amenity area has been reduced in size and these two factors would mean the first floor terrace would have an acceptable relationship with no.24 and surrounding neighbours.

5.10 The roof top amenity space is modest and views are restricted by the new dormer and the projecting 2 storey outriggers of the application site and neighbours. Therefore any overlooking would be long distant and not direct.

5.11 Equally the officers report refers to noise from the terraces as an issue. The first floor terrace has been reduced in size and to some extent tucked behind the outrigger. Therefore any noise would not adversely affect the amenity of adjoining neighbours. The same principles apply to the modest roof top amenity area, it can only fit 1 or 2 people.

Parking and Accessibility.

5.10 The scheme has excellent access to public transport, and has a PTAL rating of 6a- scope exists to provide some cycle parking in the rear garden and the ground floor flat could have cycle parking in the rear garden as well..

Third Party Responses

It is noted there were responses to the consultation on the previous applications. Residents were concerned with overlooking and privacy issues. As rehearsed in the main text the terrace at first floor has been set back behind the projecting outrigger reducing the degree of direct overlooking. Also the size of the terrace has also been reduced. The roof terrace is again modest and the degree of overlooking over the outriggers will be long views and not direct. Taking into account the size of the terraces the degree of noise generated from their use would be minimal and no more than that from a garden.

It is noted also that residents of the application site welcomed the opportunity of being rehoused from the current arrangements.

6.0 CONCLUSIONS:

6.1 The development would provide an improved standard of accommodation in comparison to the existing sub-standard units. It would introduce family housing within the designated family housing zone. The site is well located for public transport and local facilities both leisure and commercial.

The extensions would not result in an unacceptable impact on neighbouring amenity or harm the character and appearance of the conservation area.

6.2 The benefits of the proposals would on balance be in favour of the development, the local authority is respectfully requested to approve the application.