

Officer's Report

Application Number	HGY/2023/1447
Type	Full planning permission
Location	15 Braemar Avenue, Wood Green, London, N22 7BY
Proposal	Conversion of property from two self-contained flats into a 3-bedroom single family dwelling.
Case Officer	Zara Seelig
Valid Date	31/05/2023
Applicant Agent	Mrs Tamara Ridgeway

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the Conversion from two self-contained units to a single family dwelling. This will be done by removing one kitchen and converting back into a 3 bedroom family home, as per it's original construction.

Site and Surroundings

The subject site is a two storey building originally built as a single family dwelling and currently used as 2 self contained flats situated on the Eastern side of Braemar Avenue. The property is not located within a conservation area, however, it is adjacent to Trinity Gardens CA and so a press notice and site notice was posted. The site is not a listed building.

Relevant Planning History

HGY/2022/0908 - Demolition of existing extension, erection of new single storey rear extension and internal alteration. - Granted 04/05/2022

HGY/2023/0917 - Reversing the 1970s conversion of a 3 bedroom house into 2 flats. This will be done by removing one kitchen and converting back into a 3 bedroom family home, as per it's original construction. – Withdrawn

PRE/2023/0050 - Proposed conversion of property from two flats back into one house.

CONSULTATION RESPONSE

The following were consulted regarding the application:

- LBH Transportation Team - No objection.

LOCAL REPRESENTATIONS

The application has been publicised by way of press & site notice displayed in the vicinity of the site and 7 neighbour notification letters. One representations received from neighbours, local groups, etc in response to notification and publicity of the application supporting the proposal.

The following issues were raised:

So many decent sized family houses have been converted into small flats in recent years. It is excellent to see an application to convert one back to a family house.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Loss of residential accommodation;
2. The impact of the proposed development on the character and appearance of the conservation area; and
3. The impact on the amenity of adjoining occupiers.

Loss of residential accommodation

The applicant proposes to return the converted property back into a 3 bedroom, single, family dwelling which would result in the loss of an existing residential unit. Policy DM16: Residential Conversions outlines the Local Plans aim 'To maintain a supply of larger family homes to meet Haringey's housing need'. A core tenant of the policy is the protection of family housing, which typically requires the re-provision of a 3-bed as part of a conversation as to avoid the loss of family sized accommodation. In this case, the application property was converted into two small flats it appears without planning permission, resulting in the loss of a family home, failing to comply with the council's policy this would not have been supported. As such, given that the site is located within the Family Housing Zone where there is a shortage of family housing, the proposed de-conversion is welcome, providing an acceptable standard of accommodation in accordance with the property's intended use and meeting the aim outlines in Policy DM16 above.

Design and character and appearance of the conservation area

DM Policy (2017) DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance and this is supported by London Plan (2016) Policies 7.4 and 7.6.

London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management, Development Plan Document (2017) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

No external works are proposed as part of this application and is solely for the internal conversion, therefore, there would be no impact in terms of design.

Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. 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 provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.... NOISE ETC. and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

There are no external works proposed, the internal conversion from 2 self contained flats to a single family dwelling would cause no more of an impact on neighbouring amenity than the existing situation.

Conclusions

The proposed re-conversion of the property back into a single family dwelling would be acceptable as it would support the retaining of family housing. The proposed development is in general accordance with Policy DM16 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 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. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sqm. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions:

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.
- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **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.