

Officer Report

Application Number:	HGY/2023/1241
Application Type:	Full planning permission
Address:	Flat A, 9 Broadway Parade, Tottenham Lane, Hornsey, London, N8 9DE
Proposal:	Conversion of existing flat into 2 x 2 bedroom units and installation of new external staircase to the rear with new entrance, refuse/recycle store and cycle storage.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	05/05/2023
Applicant:	Mr Hamdi Sevinc
Agent:	Ms Tuba Korkmaz

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for conversion of existing flat above ground floor commercial unit containing 5 bedrooms on two levels to create 2 self-contained flats - consisting of 2 x 2 bed flats on the first and second floor levels of the building. Proposal also includes the installation of new external staircase to the rear with new entrance, refuse/recycle store and cycle storage.

Site and Surroundings

1.2 The subject site is located on the south-eastern side of Tottenham Lane, N8 and accommodate a three-storey terraced building comprising commercial unit at ground floor with residential accommodation above. The upper floor floors of the building made up of single self-contained flat consisting of 5 bedrooms.

1.3 The site is located within Crouch End conservation area and does not fall within the curtilage of a listed building. The site is positioned on a Secondary Shopping Frontage located within a District Town Centre, as defined by the Development Management DPD (July 2017). The site has a PTAL rating of 3, indicating average access to public transport services.

Relevant Planning and Enforcement History

1.4 There is no recent planning history in relation to the site.

1.5 There is no enforcement history in relation to the site.

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: no objection.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 1 site notice in the vicinity of the site and 38 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Standard and quality of residential accommodation; and
4. Impact on neighbouring amenity.

Principle of development

4.2 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

4.3 In this instance, the Council's 120sq.m threshold requirement set out in Policy DM16 would not be applicable, given that the existing residential units is already an established large self-contained flat, not a family house. As such, the key test is whether the subdivision provides a satisfactory standard of accommodation.

4.4 The conversion has no impact on the nature and character of the local housing stock, which would continue to offer a range of dwelling types and sizes.

Design and appearance

4.5 DPD Policy 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 building, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

External Staircase

4.6 The design and appearance of the external staircase is considered acceptable and would not detract from the character of the immediate area. The staircase would be subservient to the host properties in terms of its size and position. The external appearance (painted black) of the proposal would be sympathetic with the built form within the rear gardens.

4.7 The proposed staircase extension would not appear overly bulky or out of scale in relation to the site context and its surroundings. The design would be in keeping with similar external staircase extension approved within the same street and as such would not detract from the character of the locality.

Impact on neighbouring amenity

4.8 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

4.9 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

4.10 It is considered that the position of the staircase would not result any significant harm to the amenities of the adjoining occupiers. Given the ground floor of the adjacent properties are all in commercial use, the proposed staircase is unlikely to result any potential overlooking from high vantage point.

4.11 On balance the proposal is acceptable in this instance, in keeping with the character and appearance of immediate property and would not significantly affect the residential amenities of the adjoining occupiers.

Standard and quality of residential accommodation

4.12 London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units, and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

4.13 The proposal would comprise 2 x 2 bedrooms dwelling house. The proposed dwelling meets the minimum standard set in the London Plan.

4.14 The resulting units meets the minimum standards and provides satisfactory floor space resulting in residential accommodation of adequate quality with a functional layout as well as provision of dual aspect.

4.15 Given that it is located above a shop it is impractical to provide any useful amenity space. However, the site is located close to town centre with excellent transport link. The proximity to nearby public open spaces (Highgate Woods), counts in favour of the proposal. It is therefore of material relevance to my assessment that the site is only couple of minutes-walk to these parks and as such considered acceptable in this instance. The proposed flat exceeds the minimum internal floor area standards by over 4% in this case, which helps compensate for the lack of amenity space.

4.16 Overall, scheme would result in good standard residential accommodation with dual aspect, outlook from habitable rooms, natural ventilation, privacy, and light levels. This would be in line with aims and objective of the NPPF, Policy 3.5 of the London Plan; Policies SP2 and SP11 of the adopted London Plan.

Conclusion

4.17 The proposal is considered acceptable and would not have any significant harm to the amenities of the adjoining occupiers. Proposal also provides good standard accommodation suitable family housing.

4.18 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.

5. CIL APPLICABLE

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

6. RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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.

- 3 Prior to the occupation of the development hereby approved, a detailed scheme for the provision of refuse, waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2021.

Informatives:

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.

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: 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.