

Planning Statement

Site: Ground floor, 38 Quernmore Road, London N4 4QP

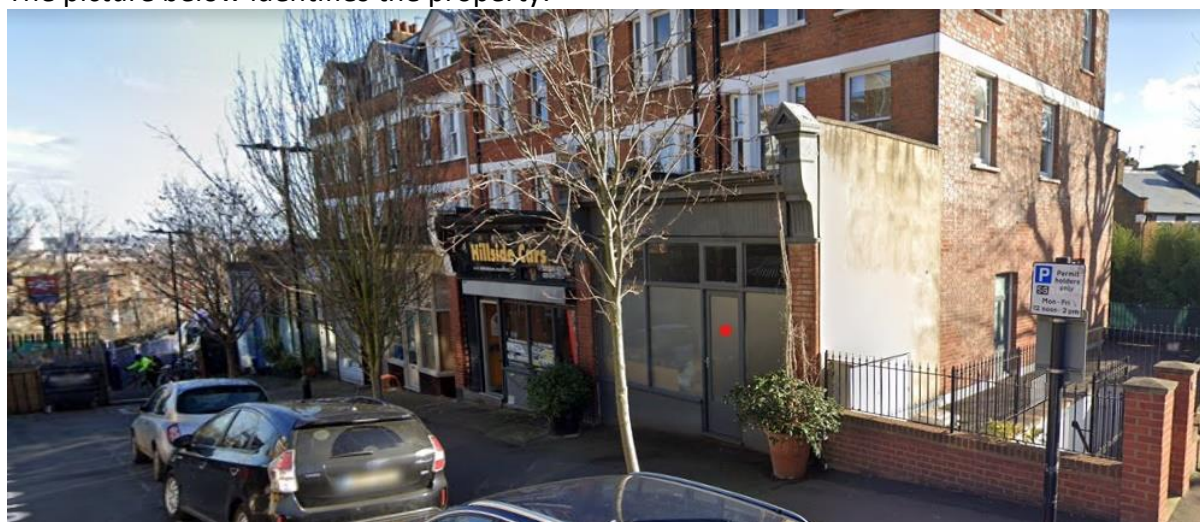
Proposal: Application to determine if prior approval is required for a proposed change of use from commercial, business and service use (Class E) to a dwellinghouse (Class C3).

1.0 Proposal

The proposal is for a change of use of the ground floor commercial use (Class E) to one residential unit.

The proposed dwelling is a 1-bed, 2-person dwelling providing 56sqm of floor space.

The picture below identifies the property.



The property is located very close to Haringey train station (1 minute walk).

2.0 Relevant Planning History

None.

3.0 Relevant Legislation

The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019, amended the Town and Country Planning (General Permitted Development) (England) Order 2015.

The relevant part of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is part M.

4.0 Planning Assessment

The application seeks prior approval under Part M of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal meets all limitations and conditions stipulated in the Order. In respect of vacancy, the property has been vacant since November 2021.

Transport impacts of the development.

No off street car parking is proposed. Whilst not a requirement under prior approval applications, secure cycle storage for two cycles will be provided on the side. Details of the provision can be imposed by a planning condition.

Refuse and recycling storage is provided on the side. Details of the provision can be imposed by a planning condition.

Contamination risks

Not applicable for a Class E use.

Flooding risks

No flooding risks.

Impacts of noise from commercial premises on the intended occupiers of the development

There are no neighbouring commercial premises which have a noisy activity which could negatively affect the intended occupation of the proposed residential units.

Where the building is located in a conservation area, the impact of the change of use on the character or sustainability of the conservation area.

The property is located within the Stroud Green Conservation Area. The proposed change of use to a 1-bedroom 2-person dwelling would not have a neutral impact on the character and appearance of the conservation area, when compared to the lawful use.

The provision of cycle and bin storage is not required to justify granting prior approval. Therefore, provision of refuse and cycle storage can be omitted if this provision is considered to cause harm to the character and appearance of the conservation area – the refuse could be collected privately in black plastic bins.

The provision of adequate natural light in all habitable rooms of the dwellinghouses.

The property has uninterrupted access to light at the rear at two levels. The daylight and sunlight report confirms the light to the internal habitable rooms of the proposed flat all comply with the BRE (BR209 2022) guidance.

