



Officer Report

Application Number:	HGY/2023/1011
Application Type:	Householder planning permission
Address:	2 Coningsby Road, Hornsey, London, N4 1EG
Proposal:	Retrospective planning application for the conversion of the lower ground and ground floor levels of the property into two separate self-contained flats (1 x 1-bedroom flat at ground floor and 1 x 1-bedroom flat at lower ground floor).
Case Officer:	Mercy Oruwari
Valid Date:	12/04/2023
Applicant:	Mr Dema Wonga
Agent:	Mrs Helen Fadipe

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two storey end of terrace with a lower ground level and a converted loft space. The property is located on the eastern side of Coningsby Road which is a relatively short road. The single family dwelling had planning permission to convert the property into a ground/lower ground floor flat and an upper floor flat in 1984. The lower flat has been further subdivided with the lower ground becoming a self-contained unit. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 Coningsby Road is a short road with only 11 properties. Including the host site, four of the properties have been converted according to VOA records. As well as No 2, No 7 also has a registered basement flat.

2.3 The planning history of the site has been taken into account when coming to this decision:

- HGY/2022/1978 - Retrospective applications for: a balcony including replacement of the side balcony screens with obscured glazed screens (Flat 2a) and a staircase to the rear including erection of a privacy screen to the stairs landing (Flat 2b). Granted
- HGY/2019/0630 - Certificate of lawfulness for the existing use of the property as 2x2-bedroom and 1x3-bedroom self-contained flats. Refused

- HGY/2018/3592 - Certificate of Lawfulness for existing use of the property as three self-contained flats. Refused
- UNW/2017/00664 – Unauthorised building works. Case ongoing
- BWU/2007/00847 - Unauthorised extension to front of property - Closed (No Breach Occurred) 09/05/2008
- HGY/2003/0545 - Erection of two storey rear extension and alterations to roof involving hip to gable and rear roof dormer. Excavation to front of house to provide lower ground front bay window. Granted
- HGY/2002/1791 - Certificate of Lawfulness for the erection of a single storey rear extension, conversion of roofspace to provide a new bedroom, construction of a rear dormer window and altering the hip-end roof to a gable-end roof. Permission not required
- HGY/2002/1348 - Certificate of Lawfulness for the excavation of the basement to provide a utility room and roof extension to rear and hip to gable to side of roof. Permission required
- OLD/1984/0245 - Conversion into 2 flats. Granted

2.4 Permission is sought for the retrospective planning permission for the conversion of the ground/lower ground floor flat into 2 separate self-contained flats (1 x 1 bed flat at the ground floor and 1 x 1 bed flat at lower ground floor). There are no external alterations beyond what has been approved previously.

2.5 Following communication with the Planning Enforcement team, revisions to the layout have been made with the number of bedrooms being reduced to 1x bed in each flat.

2.6 The floorplan showing the total floorspace and bedroom size in square metres in relation to each of the dwelling units has been submitted with this application. This has been measured and verified by Officers. The lower ground flat complies with the nationally described space standards with a floorspace of approximately 66.3 m². The ground floor flat measures 45.6 m² in total. Although it falls short, it can be considered acceptable. The conversion of the original single flat is retrospective and there are records from Council Tax that confirm it was converted over four years ago. In addition, it's also acknowledged that as it relates to the further conversion of an existing converted flat there would be no loss of family housing. Taking this into consideration the main assessment would be based on the quality of accommodation.

2.7 The lower ground floor flat will meet the relevant internal floor space standard for a 1-bedroom 2-person unit, (50sqm) the lower ground floor with a generous 61sqm internal area. The ground floor flats does meet the standard for a 1-bedroom 1-person unit. While it is excepted that this unit may used as a 2-person unit, the quality of the internal layout, the good size of the individual rooms and its access access to generous external amenity space more than compensate for the shortfall in internal floor area should the flat be used as a 2-person unit. In addition, the size of the double bedrooms and living/kitchen for both flats are more than adequate. The two flats are dual aspect with an acceptable outlook both from the front and rear of the property. They also have access to suitable amenity space to the rear of both units as well as to the front for the lower ground floor flat. The ground floor flat shares joint access with the upper floor flat, whilst the lower ground floor unit has independent access via the excavated front lightwell area. Finally, there is enough space at the front for cycle and refuse storage. The overall layout of the two flats is acceptable and the conversion would provide a suitable standard and quality of accommodation.

2.8 Given that there would be no external alterations it is not considered that there would be any impact on the amenity of the neighbouring properties.

2.9 The proposed retrospective development is in general accordance with the relevant policies of the London Plan 2021.

2.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 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.