



Officer Report

Application Number:	HGY/2023/1762
Application Type:	Full planning permission
Address:	18 Beatrice Road, Hornsey, London, N4 4PD
Proposal:	Loft conversion including rear dormer and front rooflights. Conversion to two self-contained flats.
Case Officer:	Emily Whittredge
Valid Date:	04/07/2023
Applicant:	3 Mr Edward Riley
Agent:	Mr Edward Riley

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing
- 4) Timber windows
- 5) Conservation roof lights
- 6) Cycle storage
- 7) Bin storage
- 8) Excluded drawing

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This application seeks the construction of a rear dormer and front rooflights to facilitate the conversion of the property from a single family dwelling into 2 No. self-contained flats

Site and Surroundings

The application site relates to a two storey, end of terrace property located on the eastern side of Beatrice Road backing onto railway lines and Finsbury Park. The host property is not listed, but is located within the Stroud Green Conservation Area.

Relevant Planning and Enforcement history

- None relevant

CONSULTATION RESPONSE

The following were consulted regarding the application:

- Stroud Green CAAC
- Stroud Green Residents Association
- LBH Transportation Group

LOCAL REPRESENTATIONS

The application has been publicised by way of press & site notice displayed in the vicinity of the site and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows: No of individual responses: 0 Objecting: 0 Supporting: 0 5.2

The following local groups/societies made representations:

- None

The following Councillor(s) made representations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. The impact of the proposed development on the character and appearance of the conservation area;
3. The impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants; and
5. Parking and highway safety.

Principle of the development

The proposal involves the subdivision of a family dwelling to create an additional residential unit. The principle of additional housing is supported by the National Planning Policy Framework (NPPF) 2018 chapter 5 Delivering a sufficient supply of homes, London Plan 'Increasing Housing Supply' and 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing' which states that the Council will seek to ensure a mix of dwelling sizes arising from development. The Haringey Local Plan 2017 sets out a target of 19,820 dwellings between 2011 and 2026. Planning Officer Delegated Report Moreover, the Council's Development Management DPD Policy DM11 states that the Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.

DPD Policy DM16 states that to maintain a supply of larger family homes to meet Haringey's housing need, the Council will only permit the conversion of a larger home(s) to small self contained homes (Class C3) where it is located outside of the Family Housing Protection Zone as shown on Figure 3.1; The gross original internal floor space of the existing dwelling is greater than 120m²; the proposal satisfies all other relevant policies, including the minimum internal space

standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection; and the proposal provides for a mix of unit sizes. The host property is located outside of the Family Housing Protection Zone, with the internal floor space of the original property being over 120m². The proposal would also retain a three bedroom family unit over the first and second floor levels. As such, the proposal would be in accordance with the aforementioned policies and is considered to be acceptable in this instance.

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) Policy HC1. London Plan Policy HC1 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.

The proposed dormer would be set up from the eaves and in set in from one side boundary, appearing relatively subordinate in relation to the main roof and rear outrigger roof and is to be conditioned to be constructed in materials that match those used in the main dwelling. The proposed dormer would be visible from adjacent Finsbury Park but would partly be screened from rear garden views by the existing two storey rear outrigger at the site. There are three existing dormers on similar properties on this side of Beatrice Road, which are a similar scale to that being proposed. As such, the proposal is considered to have an acceptable impact on the character and appearance of the host property and the wider terrace. Conditions would secure materials to match the existing building including timber joinery.

Two roof lights are proposed to the front elevation. Given the presence of roof lights on a number of other nearby properties, and the scale, number and location being proposed, it is considered this intervention would not cause material harm subject to a condition securing conservation style roof lights.

Impact on the amenity of adjoining occupiers

The London Plan 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 and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

It is noted that there are already windows on the main rear elevation at first floor level and the rear dormer would have a negligible effect in terms of overlooking of the adjoining properties. A Juliet balcony is proposed with no external platform. Therefore, the proposed dormer is not considered to have a significant, detrimental impact on the residential amenities of the neighbouring properties in accordance with the aforementioned policies.

Living conditions for future occupants

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. The London Plan emphasises that compliance with floor space standards is a critical part of delivering the Mayor's housing policy. The Mayor's Housing SPG provides further guidance on the London Plan policies. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11.

The proposed flats would largely meet the minimum internal space standards for a 2 storey 2 bedroom 2 person unit (82m²) and a 3 storey 3 bedroom, 5 person unit (95.5m²). Flat A has one bedroom that measures 11.2m², slightly below the 11.5m² required to meet the criteria for a double room, and Flat B measures 95.5m², which is short of the minimum 99m², but it has additional space in the loft, including storage, with a head height under 1.5m. A similar proposal with the same layout was recently approved at no. 24 Beatrice Road (ref. HGY/2019/2880).

The units would be dual aspect and would provide good outlook and daylight to each unit and are stacked appropriately. The family sized, 3 bedroom unit would not have access to the rear garden. However, it is noted that the property is a 3 minute walk to Finsbury Park and the overall quality of accommodation would not result in a justifiable reason for refusal. On balance, the proposal is considered to provide a sufficient standard of accommodation for the future occupiers of the units.

Parking and highway safety

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

No parking is proposed as part of the development. The site is not within an area identified as having high parking stress/high parking demand. Furthermore, the additional unit at the site would not create such additional demand for on street spaces as to be discernible over and above the existing 4 bedroom dwelling. Given the above, the proposed development will not harm parking or highway safety.

The Council's Transportation Officer has reviewed the scheme and advised that cycle parking is required for four bicycles (i.e. 2 spaces for each flat). This must be secure, sheltered and accessible. The current proposals for three unsheltered cycle spaces is not acceptable. Given that the property has a side access, it is considered acceptable to impose a condition requiring full details of cycle parking prior to occupation of the development. Policy DM35: Cycle Storage in Front Gardens requires cycle storage to be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties. Planning applications for cycle storage

should have regard to the following: a The size of the shed or storage shelter, the building and the garden; b Its location; c Level of screening; and d The nature of the materials used. Given the location within a conservation area, and the lack of substantial screening from hedging in the front garden, it is likely that some or all of the cycle storage would need to be to the rear of the property.

A condition has been added to exclude Drawing 21/33 from the approved plans, as the bin and cycle storage details shown are unacceptable. Furthermore, the drawing shows the front garden length as 7.5m long, but it is believed to be nearer 4.5m in line with the OS plan.

Subject to conditions, the proposal is in accordance with the above policies.

Conclusion

The proposed conversion into two self-contained flats in this location would not detract from the character and appearance of the host property and the surrounding conservation area and would not harm the residential amenity of neighbouring occupiers.

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 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.

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 authorised shall be carried out in accordance with the following approved plans and specifications: 04/33, 05/33, 06/33, 23/33 and 24/33.

Reason: In order to avoid doubt and in the interests of good planning.

- 3 The plan submitted ref: 21/33 does not form part of the application hereby approved, and no permission is given to any layout or other details of the proposed development shown thereon.

Reason: These details require amendments prior to further consideration and approval by the Local Planning Authority.

- 4 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the development consistent with Policy HC1 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 6 All external joinery should be of painted timber.

Reason: In order to safeguard the character and appearance of the conservation area consistent with Policy HC1 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 7 Prior to the first occupation of the development, details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 cycle parking spaces for users of the development have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 8 Prior to the first occupation of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been 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 SI8 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: Water Pressure

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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: Street naming and Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.