



Officer Report

Application Number:	HGY/2023/2030
Application Type:	Full planning permission
Address:	19 Albany Road, Hornsey, London, N4 4RR
Proposal:	Recombine the two maisonettes into a single family dwelling. Reinstate the front basement entrance door and remove the front double shutters to original.
Case Officer:	Josh Parker
Valid Date:	26/07/2023
Applicant:	Anna Richardson
Agent:	

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDINGS

The application site comprises of a part 2 storey, part 3 storey (rear) with a loft mid terrace red brick dwelling house in use as 2 flats.

The application site is located with Stroud Green Conservation Area. The area is supported by residential activities and terraced buildings with architecture alike.

PROPOSED DEVELOPMENT

The applicant is proposing to recombine the maisonettes into a single-family dwelling. Reinstate the front basement entrance door and remove the front double shutters to original.

SITE HISTORY

All existing planning applications have been considered for this application:

HGY/2023/1968 - Certificate of Lawfulness for the existing use of the property as two self-contained flats. Granted 14/09/2023.

CONSULTATION

LBH conservation – No Objections

LOCAL REPRESENTATIONS

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

Objections:0

Support:1

Support summarised:

- Recreation of a family home;
- Would undo the poor craftsmanship initially carried out for the conversion.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design, appearance and impact on conservation area;
3. Impact on neighbouring amenity.

Principle of development

The applicant proposes to convert the property back (de-convert) from the existing two maisonettes, comprising one 2-bedroom unit on the ground and lower ground floors & one 5-bedroom unit of the first and second floor, into a large 8-bedroom, single family dwelling.

Policy DM10: Housing Supply states that the Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace. Policy H8 of the London Plan states that the loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.

Policy SP2: Housing of Haringey's Local Plan Strategic Policies and Policy H2 of the London Plan sets the borough's housing targets. It is acknowledged that the loss of existing housing units through de-conversions, if they occur in great enough numbers, could make it harder for the Council to achieve its housing target.

In this particular case, the original property was converted into two flats without planning permission. However, they have become lawful over time as confirmed in the recent Certificate of Lawfulness granted for the existing use (see planning history above). The existing 2-bedroom flat occupying the ground and lower ground floors meets the relevant internal floorspace and other quality standards set out in the London Plan and national guidance. However, the existing flat on the upper two floors is reliant on accommodation in the loft space most of which does not appear to meet the head height requirements set out in the relevant standards. As such this unit falls well short of the required internal floor space standard for a five-bedroom unit and indeed would fall short of the standard for a smaller three-bedroom unit.

Given the poor quality of the existing upper floor flat, the conversion of the property back into a single house is considered acceptable.

Design, appearance and impact on conservation area

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Permission is sought to re-instate the house to be used as a single-swinging-house. This proposal would result in the loss of a single dwelling which is considered acceptable in this instance as it would support the accommodation of a single family unit.

Additionally, permission has been sought for the removal of the entrance double doors to expose the original front door and reintroduce the basement door accessed by the street front. As such, there would be new metal painted steel railing added to the existing light well.

The proposed work to the front of the property can be seen in different examples throughout the terrace. The works are of a minor nature and would not create unacceptable harm on the immediate terrace or conservation area. Therefore, the proposal would generally align with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

Impact on neighbouring amenity

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.

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.

The door being introduced to access the basement would be similar to the neighbours and the applicant has proposed to condition that the glass would be obscured and therefore the window proportions would be like alike the existing. The reintroduced door would not have any unacceptable effects on the neighbouring address at no. 17 as the door will mirror the neighbouring address.

All proposed works meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered acceptable and would not create unacceptable harm on the conservation area. All other relevant policies and considerations, including equalities, have been considered.

Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Approve with 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.

- 3 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.

Informatives:

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.

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.