

PLANNING APPLICATION SUPPORTING STATEMENT AND DESIGN AND ACCESS STATEMENT

5 Kimberley Gardens, London, N4 1LB



PLANNING APPLICATION SUPPORTING STATEMENT AND DESIGN AND ACCESS STATEMENT

Background

The site consists of a period terraced property located on the western side of Kimberley Gardens, N4 within the London Borough of Haringey.

The location is characterised by a similar period terraced dwellings arranged as single family dwellings and flatted developments formed via conversions.

The property is located within Food Zone 1 (very low risk)

Introduction

The Planning Statement is in support of a full planning application for the Change of use of single family dwellinghouse (Use Class C3) to six-bedroom small HMO with a maximum capacity of six persons (Use Class C4)

Relevant Planning Policies

DM1 (Delivering High Quality Design)

DM17 (Houses in Multiple Occupation)

The London Plan 2021

Change from C3 dwellinghouse to C4 household (small HMO)

Amendments to legislation in 2010 allowed changes of use from single dwelling houses (Use Class C3) to Houses in Multiple Occupation, HMO up to 6 persons (Use Class C4) to take place without the need for planning permission. However, the Council introduced an Article 4 Direction in the area, withdrawing permitted development rights hence, the submission of a full planning application in this instance.

Policy DM17 'Houses in Multiple Occupation' states the following:

- A. Proposals for the conversion of larger homes to Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Figure 3.2), will only be permitted where:
 - a) The gross original internal floor space of the existing dwelling is greater than 120m²;
The gross original internal floor space of the existing dwelling is 156 sqm, which is greater than 120m²;
 - b) They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMO within an area;
It is not believed that the addition of this HMO would lead to an overconcentration of HMOs along the road due to its proximity to the Green Lanes

- c) They are accessible by public transport, cycling and walking;

The site benefits from an excellent level of accessibility by public transport (PTAL 3) and is located in a mature urban environment with strong pedestrian and cycle infrastructure, good access to local services, and proximity to public transport nodes. The local area is further supported by Car Club provision and a borough-wide dockless cycle hire scheme, helping to provide viable alternatives to private car use.

- d) They provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection;

The proposal will provide high quality accommodation that satisfies the relevant policies of the Local Plan (High standard ensuite rooms meeting and over providing on the required minimum space standards) Satisfactory provision of amenity space (generous rear garden amenity space), Adequate and convenient refuse and recycle storages provided in the front drive with the details below:

Proposed Bin Details:

x 2 240L Recycle Bin, Collected Weekly

x 2 240L Refuse Bin, Collected Fortnightly

x 1 32L Food Waste, Collected Weekly.

- e) Where non-self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

A large communal kitchen is provided on the Ground floor, serving the ground floor and first floor bedrooms, complying with the HMO policy below:

Paragraph 3.5 of the HMO Standards December 2017 states that “No unit of accommodation shall be more than one floor distant from a kitchen, whether for exclusive or shared use”

Design

The proposal would involve the conversion of the existing house in order to facilitate the change of use of the existing building from C3 dwellinghouses to Class C4 (6 person HMO).

The proposal by virtue of its design, size and position is considered to be of a modest addition that would be subservient to the existing building and would preserve the character and appearance of the existing building and other building in the terrace. As such, the proposal is considered to comply with the relevant Council's local plan policies and the London Plan.

Amenity of the neighbours:

The proposal by virtue of its design, modest size and position is considered not to lead to an adverse impact on the amenity of the neighbours in terms of loss of light, loss of privacy, overlooking or sense of enclosure.

Conclusion:

The proposal overall is considered to play an important role in increasing housing supply without putting pressure on the amenity, parking and general activities in the surrounding area or the street scene. We therefore expect the Council to take a positive view and approve this application.

Appendices

Similar approved C3 to C4 conversions:

Planning Application: HGY/2024/2049

Application Type: Change of use

Address: 133 Granville Road, Wood Green, London, N22 5LS

Proposal: Change of use of single family dwellinghouse (Use Class C3) to a 6 bedroom small HMO with a maximum capacity of 6 persons (Use Class C4). Erection of a single-storey ground rear extension.

Decision Date 19/9/2024

Decision Approve with Conditions

Planning Application : HGY/2024/0169

Application Type: Full planning permission

Address: 21 Perth Road, Wood Green, London, N22 5PY

Proposal: Change of use from C3 (dwellinghouse) to C4 (HMO) for up to 6 persons.

Decision Date: 18/3/2024

Decision: Approve with Conditions

Planning Application : HGY/2018/2032

Application Type: Full planning permission

Address: 403, Green Lanes, London, N4 1EU

Proposal: Change of use of existing flats on upper floors from Use Class C3 (Residential) to C4 (Houses in Multiple Occupation)

Decision Date: 13/8/2018

Decision: Approve with Conditions

Planning Application : HGY/2018/2032

Application Type: Full planning permission

Address: 1 Alexandra Road, Wood Green, London, N8 0PJ

Proposal: Change of use from a dwellinghouse (Class C3 Use) to a small-scale House in Multiple Occupation for up to six occupants (Class C4 Use).

Decision Date: 13/8/2025

Decision: Approve with Conditions