

HERITAGE, PLANNING DESIGN AND ACCESS STATEMENT

PROPOSAL: Conversion of property from 3 flats to a single family dwelling house, with removal of external staircase, new window to side elevation and new front windows to roof level.

ADDRESS: 14 Talbot Road, London N6 4QR

APPLICANT: Mr and Mrs Y Tsitouras

STATEMENT PREPARED BY: FRIXOS KYRIACOU MRTPI

DOCUMENTS ATTACHED:

Planning, Design and Access, Heritage Statement

Applicants Statement

Plans :

Existing Floor Plans

Existing Elevations and Sections

Proposed Floor Plans

Proposed Elevations and Sections

Appendix 1: Council Tax showing flats

Appendix 2 : Estate Agents Plans of current layout



1.0 BACKGROUND AND THE PROPOSAL

- 1.1 The applicants have provided a statement for choosing to live at this location and are currently undertaking a structural review of the building and the internal layout detail is likely to change once the surveys are complete.
- 1.2 The existing property was given planning permission in 1981 for the conversion to flats. The plans show each flat was capable of providing two bedrooms. However it is noted the estate agent details show the ground floor flat is occupied as 1 bedroom. Therefore there are existing 5/6 bedrooms in the three flats.
- 1.3 The applicants have three children and for the reasons laid out in the applicants statement would like to occupy this house as a family.

2.0 THE SITE AND SURROUNDINGS

- 2.1 The application building is an attractive converted three storey building fronting Talbot Road, at the rear the building is part two and 3 storey; There is small basement – with low ceiling heights and this forms part of the accommodation of the ground floor flat. The ground floor flat is accessed through the ground floor front door with the other two flats having an external access via an external staircase to first floor level. The site is located within the Highgate Conservation Area and Subarea 3 Archway. The internal staircase has been removed.
- 2.2 Appendix 2 provides the estate agents details of the property and the current layout of the property. The current occupier uses the ground floor flat as a single bedroom property however it is capable of being used as a two bedroom property. A family would need a larger bathroom facility. The first and second floors are two bedroom flats with a side access via an external staircase. I note the first floor flat and second floor flat share an access and the second bedroom to the first floor has a separate access and its own kitchen and toilet facilities.
- 2.3 Appendix 1- provides a list of the council taxes for Talbot Road. As can be seen there is a good mixture of houses, maisonettes and conversions. For example and this is not an exhaustive list, some conversions have between 3, 4 and 5 units such as no. 9 (5 units), 33 (3 units), 39 (5 units), 42 (3 units) 46 (5 units) 43 (3 units), 50 (4 units) and 56 (3 units). No 63 has 6 units. There are many houses with 2 property conversions also in Talbot Road. In addition there are significant number of flatted developments in the vicinity such as Hillcrest, Broadlands along North Hill and along Archway Road with the junction of Bishops Road and Broadlands Road.

3 PLANNING HISTORY

3.1 The application site and other relevant planning history is listed below.

5 Coolhurst Road N8 8EP

3.2– Amalgamation of 4 self-contained units to revert to single family dwelling. Demolition and Replacement of existing boundary wall and associated landscaping. Approved 24 January 2024.

Planning permission of Site and Surroundings

The Application Site.

Application Reference	OLD/1981/1491	Proposal	19/8/81 Conversion into three self-contained units, 2nd erection of single storey extension at ground floor level and dormer extension at second floor level.
Application Status	Decision Made	Site Address	14 Talbot Road N6
Date Valid		Decision	Approve with Conditions
Decision Notice Sent Date	13/11/1981		

3.3 HGY/2025/1288 Amalgamation of 27 and 27a Talbot Road to reinstate a single dwelling house. Approved 25.05.2026

3.4 HGY/2022/2113 Amalgamation of two flats at 96 Talbot Road Approved 04/11/2022

3.5 HGY/2018/0502 Conversion of house at 63 Talbot Road to 6 self-contained flats involving the lowering of the existing basement and the extensions. Approved 21/05/2018

4 RELEVANT PLANNING POLICY

4.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The following section summarises the relevant local plan policy which accords with, regional and national planning policies that will be material in the consideration of the proposed development.

Haringey Development Management DPD 2017

4.2 Policy DM 1 Delivering High Quality Design

Policy DM 9 Management of the Historic Environment

Policy DM10 Housing Supply

C 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 floor space.**

Policy DM 12 Housing Design and Quality
 Policy DM 16 Residential Conversions
To maintain a supply of larger family homes to meet Haringey's housing need.

Haringey's Local Plan Strategic Policies 2017.

Policies SP11 and SP12

Highgate Conservation Area Appraisal.

PLANNING CONSIDERATIONS

5.1 The main issues to be considered in this case are as follows:

- 1) The Principle of the Development
- 2) Character and Appearance
- 3) Quality of Accommodation
- 4) Parking and Accessibility.
- 5) Impact on Neighbouring Amenity

The Principle of Development

5.2 The Proposed is the amalgamation of 3 self-contained units to revert the building to its original use as a single-family dwelling. The proposed use would retain all existing residential floorspace. Policy DM10 of Haringey's Development Management DPD states 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. As the proposed reversion would result in the loss of housing but is replaced with equivalent new residential floorspace, the proposed use is considered to comply with relevant local policy and is thereby acceptable. It is also noted that the number of bedrooms would remain unaltered.

5.3 Other factors which play in favour of the proposals. Section 2.3 above and Appendix 1 shows there is a significant number of 1 bed and smaller 2 bed room units in flatted accommodation in Talbot Road and adjoining roads. The introduction of this family unit would assist in providing a more balanced housing mix providing more family accommodation in the form of a house. Policy DM 16 Residential Conversions states one of the objectives is to To maintain a supply of larger family homes to meet Haringey's housing need.

The recent approval of 27 Talbot Road confirms the principle of such conversions is acceptable and was also supported by the conservation team. The officers report explains the arguments in terms of local and regional policy in favour of such proposals.

5.4 It is noted the application site is ideal for family accommodation with a rear garden and located close to schools and amenity areas. The property is also within walking distance of Highgate Village and the local services within the Village.

Conservation Area Character Appearance and Design.

5.5 The site is located within the Highgate Conservation Area, the appraisal dated 2013 identifies a number of factors about the houses in the Talbot Road. Section 6.4.83 states “It is an attractive suburban road made up principally of quite large two and three storey (5 bedrooms and upwards) red brick Edwardian houses” and section 6.4.85 states “Window design is particular important in the appearance of the houses. Many houses have the original windows. Those with small non-rectangular panes in the top halves of windows on the first and second floors are particularly handsome”.

As such the opportunity is by taken by the applicant to make the following improvements.

- Front staircase removed. New window to first floor in lieu of door
- Alterations to fenestration second floor and dormer windows to complement existing windows in the house.

It is hoped that the upgrading of the exterior and the final detailed internal plans will enhance the character and appearance of the conservation area.

Quality of Accommodation

5.9 The quality of accommodation would comply and exceed the standards of policies DM1 Delivering High Quality Design and DM12 Housing Design and Quality.

Impact on Residential Amenity

5.9 The scheme is considered to have an acceptable relationship with the adjoining properties. If the existing flats were occupied to their full potential the intensity of use would be greater than that of a single family house. The removal of external staircase would provide a better relationship with the adjoining property.

Parking and Accessibility.

5.10 It is highly likely that the proposals for the single family dwelling house would result in less local pressure for parking spaces locally, together with the benefit of an off street parking space.

Other Matters

5.11 It was noted that at the time of making this application that places were available at the local primary school, see attached photograph, therefore the introduction of this larger family house will assist in maintaining local infrastructure such as education.



6.0 CONCLUSIONS:

6.1 The proposed development is in general accordance with Policies DM1, DM9, DM10, DM12 and DM 16 of the Haringey Development Management Development Plan Document 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017.