



Officer Report

Application Number:	HGY/2026/1107
Application Type:	Change of use
Address:	53 Ferme Park Road, Hornsey, London, N4 4EB
Proposal:	Change of use (partial) of lower ground floor from C3 (residential), residential to class E (Office).
Case Officer:	Nathan Keyte
Valid Date:	20/04/2026
Applicant:	Mr Gaffiero
Agent:	Mr M Bustos

RECOMMENDATION

Refuse

1. SITE AND SURROUNDING

The site is a two-storey building with lower ground floor level in use as flats. The site is end of terrace and adjoining a reservoir. The character of the area is residential and the site sits within the Stroud Green Conservation Area.

2. PROPOSED DEVELOPMENT

This application seeks planning permission for the partial change of use of the lower ground floor from Class C3 (residential) to Class E (office). The application states that the office would be occupied by one employee.

Planning permission was granted under reference HGY/2016/3155 for the erection of side and rear extensions, loft and basement conversions, and alterations to the front, side and rear elevations, including the demolition of the former rear extensions, to provide 1 x 2-bedroom, 1 x 4-bedroom and 1 x 5-bedroom residential units.

The approved development is currently being implemented. However, it is noted that the 'existing' plans submitted as part of the current application differ from the plans approved under HGY/2016/3155. In particular:

- the lower ground floor front bay window has been replaced with a door;
- the cycle storage arrangement within the lower ground floor of Flat C differs from that approved under HGY/2018/1973; and
- there is no internal access between the lower ground floor and Flat C. The applicant states that this change resulted from structural challenges and soil conditions encountered during the construction of the north wing extension, which required a greater structural volume and led to amendments to the internal layout of Flat C at lower ground floor level.

No physical alterations are proposed as part of the current application. However, the alteration of the lower ground floor bay window to form a door appears to have been undertaken without

planning permission. This is of particular relevance given that the property is located within a Conservation Area.

The proposed change of use would result in the loss of approximately 35 sq.m of residential floorspace from the four-bedroom flat. Based on the submitted scaled drawings, approximately 130 sq.m of residential floorspace would remain within the unit.

3. SITE HISTORY

HGY/2024/0176,

Address: 53 Ferme Park Road, Hornsey, London, N4 4EB

Proposal: Erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to provide 1 x 2-bedroom, 1x 4-bedroom and 1x 5-bedroom residential units.,

Decision Date: 18 March 2024

Decision: Refuse

HGY/2018/1973

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2016/3155

Decision Date: 13/07/2018.

Decision: Approve

HGY/2014/0320,

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: New side and rear extension and formation of new rear dormer to replace existing rear dormer (Householder Application),

Decision Date: 25 March 2014

Decision: Approve with Conditions

HGY/2016/0648,

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: Erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to achieve 1 x 3 bed, 1x 4 bed and 1x 5 residential units,

Decision Date: 25 April 2016

Decision: Withdrawn

HGY/2002/1155,

Address: 53, Ferme Park Road, London, N4 4EB, London

Proposal: Installation of rear dormer windows.,

Decision Date: 24 September 2002

Decision: Permitted Development

HGY/2016/3155,

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: Erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to achieve 1 x 2 bed, 1x 4 bed and 1x 5 residential units,

Decision Date: 8 November 2016

Decision: Approve with Conditions

HGY/2018/1973,

Address: 53, Ferme Park Road, London, N4 4EB

Proposal: Approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2016/3155,

Decision Date: 13 July 2018

Decision: Approve with Conditions

OLD/1965/0181,

Address: 53, Ferme Park Road, N4

Proposal: A garage.,

Decision Date: 17 March 1965

Decision: Approve with Conditions

4. CONSULTATION

Stroud Green CAAC: No comment received.

Stroud Green Residents Association: No comment received

LBH Transport:

1. Provision of cycle parking for proposed office use is required to meet London Plan and LCDS standards. The provision must be secure, sheltered and accessible.
2. The access to cycle parking for flats A and C is not step free and has inadequate manoeuvring space for access to cycle storage. [Officer note: the cycle storage is generally as per approval of details application HGY/2018/1973, except for the northern cycle storage area stated to be 'Bicycle Storage C' which appears to no longer be of a size to provide the four spaces required].
3. The site is car free and the footway should be reinstated at the existing vehicular crossover. This can be secured via s278 agreement unless other wise agreed with Haringey Highway Maintenance Manager – Mahmood Ramjan.
4. The removal of existing vehicular crossover may require revision of on-street parking and correspondingly require amendment of TMO.

Haringey Conservation Officer: No objection on the basis of no external changes being made.

[Officer comment: as noted above, changes to the lower bay window to a door have been undertaken without planning permission].

5. LOCAL REPRESENTATIONS

The application has been publicised by way of 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: 3

Objecting: 3

Supporting: 0

Representations: 0

Matters material to planning:

- Objects to change from residential, noting existing character of the area is residential.
- Loss of housing/ residential space.
- Erosion of character of the area

- Setting of precedent
- Queries raised regarding whether additional changes have been made to the originally approved planning applications [Officer comment: changes have been noted, as listed above].

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development
2. Design and heritage
3. Impact on neighbouring amenity
4. Transport and highway safety and refuse storage
5. Other matters

Principle of development

Loss of residential floorspace

Policy DM10 of Haringey's Development Management DPD (2017) resists the loss of existing housing, including larger dwellings, unless replaced with equivalent residential floorspace. In this case, it is accepted some residential floorspace is retained however there is a diminution in the size and quality of accommodation by virtue of introducing this use, a use which is viewed best to be directed to a town or neighbourhood centre. Such a position is reinforced by strategic policies H8 of the London Plan and Local Plan Policy SP2 which seek to safeguard and maximise the capacity of housing.

The proposal would result in the loss of approximately 35sq.m of residential floorspace from an approved four-bedroom dwelling in order to create a separate Class E office. Whilst no bedrooms would be lost, the proposal would reduce the size and flexibility of the dwelling and remove residential floorspace from a family-sized unit.

The proposed office would be physically separated from the residential accommodation and would have its own independent access. It is therefore considered to constitute a distinct Class E use rather than ancillary home-working accommodation associated with the dwelling.

The site is located within a predominantly residential area and outside any designated town, district or local centre where office and other commercial uses are generally directed. The proposal would therefore introduce a commercial use at the expense of residential accommodation in a location where such a use is not supported by policy.

The proposal would result in the unjustified loss of residential floorspace without replacement provision and is therefore considered unacceptable in principle, contrary to London Plan Policy H8 and Haringey Local Plan Policies SP2 and DM10.

Design & heritage

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals

on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

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.

No external alterations form part of the current application and the proposed change of use would not, in itself, result in harm to the character or appearance of the Stroud Green Conservation Area.

Officers note that the submitted plans indicate alterations to the lower ground floor front elevation, including the replacement of a window with a door, which do not correspond with the approved plans. These works do not form part of the current application and may be considered separately if necessary.

Subject to the above, no objections are raised on heritage grounds.

Impact on Neighbour 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 application states that the office would accommodate a single employee and may operate as a property management business. Given the scale and nature of the proposed use, visitor numbers and associated activity are expected to be limited.

On this basis, the proposal is unlikely to result in unacceptable impacts in terms of noise, disturbance, comings and goings, or general residential amenity.

Parking and highway safety and refuse storage

Local Plan 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 DPD Policy DM31 'Sustainable Transport'.

The site is not located within a CPZ and where on street parking is available. However, no parking stress survey has been provided with the application.

The Council's Transport Officer has raised concerns regarding cycle parking provision and the loss of the existing vehicular crossover. Whilst these matters would require further consideration should the principle of development be found acceptable, they do not alter the conclusion reached in relation to the loss of residential floorspace.

Refuse storage would continue to be provided through the existing arrangements serving Flat C.

Other Matters

The proposal would result in the loss of approximately 35sq.m of residential floorspace. Based on the submitted scaled drawings, approximately 130sq.m of residential floorspace would remain within the four-bedroom dwelling.

Should the principle of development have been considered acceptable, further clarification would have been required to demonstrate compliance with the relevant residential space standards of the London Plan.

Conclusion

The proposal would result in the unjustified loss of approximately 35sq.m of residential floorspace from an approved four-bedroom dwelling in order to create a separate Class E office. The proposal would reduce the size and flexibility of a family-sized home, introduce a commercial use within a predominantly residential area, and fail to provide any replacement residential accommodation. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

The application is recommended for refusal for the following reason:

Refusal Reasons:

The proposed change of use of part of the dwelling from Class C3 (Residential) to Class E (Office) would result in the unjustified loss of approximately 35sqm of residential floorspace from an approved four-bedroom dwelling and the introduction of a separate commercial use within a predominantly residential area. The proposal would also reduce the size and flexibility of the dwelling without providing replacement residential accommodation and is therefore contrary to Policy H8 of the London Plan (2021), Policy SP2 of the Haringey Local Plan (2017), and Policies DM10 and DM41 of the Haringey Development Management DPD (2017).