

YA-PL-004

Planning Policy Compliance Schedule

1. Introduction

This Planning Policy Compliance Schedule has been prepared by Yallahs Architecture on behalf of Fairfield Property Investments Ltd in support of the retrospective planning application relating to 63–65 High Road, Wood Green, London N22 6BH.

The purpose of this document is to identify the principal planning policies relevant to the application and demonstrate how the proposal responds to those policy objectives.

This document should be read alongside **Document Reference YA-PL-001 – Planning Statement**.

2. National Planning Policy Framework (NPPF)

Policy Objective	Requirement	Proposal Response	Compliance
Sustainable Development	Support sustainable forms of development.	Existing mixed-use building within Wood Green Metropolitan Town Centre.	Complies
Effective Use of Land	Make efficient use of previously developed land and existing buildings.	Retains and improves residential use within an existing building.	Complies
Healthy and Safe Communities	Promote safe and healthy living environments.	Improved facilities, occupancy control and management arrangements.	Complies
Well Designed Places	Secure functional and safe environments.	Improved layout, facilities and management framework.	Complies
Sustainable Transport	Reduce reliance on private vehicles.	Highly accessible town-centre location with excellent public transport links.	Complies

3. London Plan

Policy Objective	Requirement	Proposal Response	Compliance
Optimisation of Housing Delivery	Make effective use of existing housing opportunities.	Retains residential accommodation within a sustainable location.	Complies
Residential Quality	Provide acceptable standards of accommodation.	Improved kitchen, shower and shared facility provision.	Complies
Sustainable Transport	Promote public transport accessibility and active travel.	Site located within Wood Green Metropolitan Town Centre.	Complies
Town Centres	Support appropriate residential uses within town centres.	Residential accommodation above commercial premises retained and improved.	Complies
Efficient Use of Existing Buildings	Encourage re-use and improvement of existing building stock.	Existing building retained and improved.	Complies

4. Haringey Local Plan Compliance

Policy Objective	Requirement	Proposal Response	Compliance
Sustainable Development	Support sustainable forms of development within the Borough.	Existing mixed-use building retained and improved within a highly sustainable town-centre location.	Complies
Housing Delivery	Support the provision and retention of residential accommodation.	Existing residential accommodation retained and regularised.	Complies
Residential Amenity	Ensure occupiers benefit from acceptable living conditions and facilities.	Improved kitchen provision, sanitary facilities and occupancy management.	Complies
Quality of Accommodation	Promote safe, functional and well-managed accommodation.	Improved communal facilities, management arrangements and fire safety measures.	Complies

Policy Objective	Requirement	Proposal Response	Compliance
Town Centre Development	Support appropriate mixed-use development within town centres.	Residential accommodation above commercial premises retained within an established mixed-use frontage.	Complies
Efficient Use of Buildings	Encourage the effective use of existing buildings.	Existing building retained and improved without unnecessary redevelopment.	Complies
Transport & Accessibility	Promote development in locations well served by public transport.	Site located within Wood Green Metropolitan Town Centre with excellent public transport accessibility.	Complies
Community Safety	Promote safe and well-managed environments.	Fire safety improvements, occupancy controls and management procedures proposed.	Complies

5. Site Specific Planning Considerations

Planning Consideration	Existing Position	Proposed Position	Assessment
Residential Use	Existing HMO occupation	Existing HMO occupation retained and regularised	Positive
Letting Rooms	9	11	Positive
Maximum Occupancy	15 Persons	14 Persons	Positive
Kitchen Sets	1	4	Significant Improvement
Toilets	4	4	Maintained
Wash Hand Basins	4	4	Maintained
Showers	3	4	Improvement
Management Arrangements	Limited formal controls	Formal management framework	Significant Improvement
Fire Safety Measures	Existing arrangements	Enhanced arrangements and regularisation works	Improvement

6. Residential Accommodation Assessment

The proposal has been designed to improve the relationship between occupancy levels and the facilities available within the building.

Key improvements include:

- reduction in recorded maximum occupancy from 15 persons to 14 persons;
- increase in kitchen provision from 1 kitchen set to 4 kitchen sets;
- increase in shower provision from 3 to 4;
- formal occupancy control measures;
- structured management arrangements; and
- fire safety improvements associated with the wider regularisation programme.

The proposal therefore provides a better balance between occupancy levels and shared facilities than the existing arrangement.

7. Overall Policy Compliance Summary

The proposal has been assessed against the relevant provisions of the National Planning Policy Framework, the London Plan and the Haringey Development Plan.

The assessment demonstrates that the proposal:

- supports sustainable development objectives;
- makes effective use of an existing building;
- retains residential accommodation within a highly sustainable location;
- supports the continued residential use of upper floors above commercial premises;
- improves accommodation standards;
- improves communal facilities;
- reduces recorded maximum occupancy;
- introduces formal management arrangements; and
- supports the wider programme of planning regularisation, HMO licensing and Building Regulations compliance.

The proposal is therefore considered to be consistent with the principal objectives of national, regional and local planning policy.

8. Planning Balance

The application seeks retrospective planning permission for the continued use of the upper floors as a Large House in Multiple Occupation (Sui Generis) together with associated improvements.

The assessment identifies a number of material planning benefits.

Accommodation Benefits

Item	Existing	Proposed
Letting Rooms	9	11
Maximum Occupancy	15	14
Kitchen Sets	1	4
Showers	3	4

The proposal therefore provides improved facilities whilst reducing the recorded maximum occupancy.

Management Benefits

The proposal introduces:

- occupancy controls;
- formal management arrangements;
- maintenance procedures;
- refuse management procedures; and
- fire safety management arrangements.

Building Safety Benefits

The proposal supports a wider programme of:

- fire safety improvements;
- Building Regulations regularisation works;
- electrical inspection and certification;
- emergency lighting provision; and
- improved building management.

Planning Benefits

The proposal:

- regularises the existing planning position;
- retains residential accommodation within the town centre;
- improves accommodation standards;
- improves management arrangements; and
- supports the long-term occupation and maintenance of the building.

Having regard to these matters, the proposal is considered to deliver a clear net planning benefit when compared with the existing situation.

9. Conclusion

This Planning Policy Compliance Schedule demonstrates that the proposal is consistent with the principal objectives of the National Planning Policy Framework, the London Plan and the Haringey Development Plan.

The proposal represents a positive and proportionate response to the circumstances that currently exist at the property.

The proposal:

- retains residential accommodation;
- improves communal facilities;
- reduces the recorded maximum occupancy;
- introduces formal management arrangements;
- supports fire safety improvements; and
- contributes to the effective use of an existing building within a sustainable town-centre location.

The proposal is therefore considered to comply with the relevant planning policy framework and planning permission should be granted.