



Officer Report

Application Number:	HGY/2023/2105
Application Type:	Householder planning permission
Address:	Queens Mansions, Queens Avenue, Hornsey, London, N10 3PD
Proposal:	Retrospective application for conversion of existing basement porters office to 1 bedroom self-contained flat.
Case Officer:	Cameron Sturges
Valid Date:	02/08/2023
Applicant:	Mr Chris Hall
Agent:	Mr Robert Filmer

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The application site relates to Queens mansions, situated at the junction of Queens Avenue and Fortis Green Road. The property relates to the basement 'porters office'. The property is located within the Muswell Conservation Area and is a locally listed building.

Proposed Development

2.2 This is a retrospective application for the change of use of a basement used as a 'porters office' (ancillary accommodation) to a residential 1 bed 1 person flat.

Relevant Planning and Enforcement History

2.3 The planning history of the site has been taken into account when coming to this decision, as outlined below:

UNW/2022/00513 – Unauthorised works for the conversion of a basement to form a one bedroom flat - Complaint is under negotiation/discussion and formal action has not yet been agreed.

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

Internal:

1) LBH Conservation Officer:

- As this is a retrospective application the onus is on the applicant to demonstrate the impact of the works which have been conducted and the submitted heritage statement is very brief, does not discuss the significance of the locally listed building, nor the Conservation Area, nor the impact that the works have had on the significance of these heritage assets. It does not comply with Local plan policy DM9.
- Best conservation practice is to ensure that the main parts of the building's significance are assessed and appropriately conserved through the development. This is likely to involve the exterior of the building, the arrangement of the main stair core and it is unclear if there are original features which have been affected by the proposed works. However, the heritage statement needs to adequately demonstrate this.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 13 letters, press advert and display of site notice. The number of representations received from neighbours, local groups etc in response to notification and publicity of the of the application were as follows:

No of individual responses:

Objecting: 0

Supporting: 0

Representations: 2 (1 representation was made twice)

4.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Impact on the character and appearance of the conservation area;
3. Standard and quality of residential accommodation;
4. impact on neighbouring amenity; and
5. Transport considerations

Principle of development

5.2 London Plan 2021 Policy H2A outlines a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and sets out a minimum target in Table 4.2 for boroughs (Haringey –10 year target is 2,600.

5.3 London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

5.4 According to the plans, the layout of the flat prior to its conversion was for a caretakers office/accommodation for a use ancillary to the Queens Mansions. Considering that this flat was used for previous accommodation purposes makes the conversion to a permanent residential use acceptable in principle, considering all other policy objectives are met.

Impact on the character and appearance of the conservation area

5.5 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.

5.6 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. This policy specifically considers the impact of development on locally listed buildings and the sensitivity of new development on such buildings.

5.7 The scheme does not propose any external alterations or additions to the host property. The room is already in operation as a flat, and as such, only internal alterations have been made. Therefore, the character and appearance of the host property and conservation area will remain unharmed.

Standard and quality of residential accommodation

5.8 London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

5.9 The unit is a 1-person studio flat which is located in the basement of the host property. The internal floor space of the unit is 46sqm which comfortably exceeds the 39sqm (37sqm for a dwelling with a shower) required to meet the London Plan minimum floor space standards for a 1-person studio. Although no internal daylight and sunlight report has been provided with the scheme, the scheme is dual aspect and receives lighting and ventilation via the large lightwell which is considered acceptable. The flat would therefore provide an acceptable standard of accommodation for future occupants of this flat.

Impact on neighbouring amenity

5.10 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.

5.11 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 residents.

5.12 The change of use is only internal, and no further extensions or alterations are proposed to the building. Therefore, there would not be any significant additional massing nor overlooking. The proposal is therefore considered acceptable in amenity terms and accords with the above policies.

Cycle Storage and Waste Management

5.13 The plans show that there is an existing bin storage area and cycle storage for the flats in the forecourt of the host property. However, specific details of the bin storage and cycle storage have not been provided. It will be conditioned that the applicant must provide plans showing accessible, sheltered, and secure cycle parking for 1no. bicycle. It will also be conditioned that a detailed scheme for the provision of refuse and waste storage and recycling facilities to be submitted to and approved in writing by the Local Planning Authority prior to occupation.

Conclusion

5.14 The proposed conversion would provide a good standard of accommodation, and would not adversely impact upon neighbouring amenity. The proposal is therefore considered to be in accordance with relevant policies the Council's Development Management Document (2017) and Policies of Haringey's Local Plan, NPPF and London Plan 2021.

5.15 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

Conditions:

- 1 The development hereby retained and occupied in 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.

- 2 The approved residential unit shall not be occupied until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 3 No occupation shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 1 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policies and standards set out in the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.