

Officer Report

Application Number:	HGY/2023/0916
Application Type:	Householder planning permission
Address:	60 Inderwick Road, Hornsey, London, N8 9LD
Proposal:	Proposed conversion of lower ground floor to create 1 no. studio flat (1p) and all associated works.
Case Officer:	Mercy Oruwari
Valid Date:	30/03/2023
Applicant:	Mr Alexander Morgan
Agent:	Mr Nick Stockley

RECOMMENDATION

Approve with Conditions

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1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for the retrospective conversion of the habitual basement space of No 60 Inderwick Road into a self-contained unit. Permission was given to excavate the existing basement in 2012 (HGY/2012/1137) to create a recreational space for the main house. The works included lowering the floor level from 1.8 metres to 2.6 metres, the creation of the front lightwell, along with replacing the stepped access and erection of railings to enclose the lightwell. The proposal also included the installation of a bay window to match the upper floor bay window. This area now forms the front courtyard where the door to the studio flat is located.

Site and Surroundings

1.2 The application site is a mid-terrace dwelling, with period features. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

1.3 The most recent planning history in relation to the site is as follows.

- HGY/2012/1488 - Erection of rear ground floor infill extension. Approve with Conditions
- HGY/2012/1137 - Extension of existing basement and creation of front lightwell. Approve with Conditions

2. CONSULTATION RESPONSE

2.1 No internal or external responses were sought for the consultation on the application.

3. LOCAL REPRESENTATIONS

3.1 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: 0

4. MATERIAL PLANNING CONSIDERATIONS

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

1. Background
2. Design and appearance;
3. Standard and quality of residential accommodation;
4. Cycle storage and Waste Management;
5. Other considerations.

Background

4.2 In 2012 planning permission was granted to excavate the existing basement by lowering the floor but maintaining the same footprint. This allowed the space to be used for recreational purposes namely a cinema and playroom for the family. This space was accessible from the ground floor of the main house but also from the front via steps from the front garden. The new front lightwell along with the bay window was created. This would have allowed more openness and light into this space at the front. A blocked window at the rear was also opened and a new window, which later changed to a door was installed. This further opened up the space with a small courtyard/lightwell area at the back.

4.3 Another application was granted in 2012 for an infill at the rear. This was set back from the boundary of the rear wall of the property. This would have allowed the rear courtyard/lightwell area to remain open albeit it would have also resulted in it becoming more enclosed because of the additional structure.

4.4 Of recent the basement area has been converted into a self-contained studio unit. There is a separate kitchenette, shower room along with a large open space for a sitting area and a bedroom area divided by folding doors (these may have been there from the initial excavation works). The area is still accessible from the ground floor with the bedroom in the basement being classed as bedroom 1 of 6.

Design and appearance

4.5 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. 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.

4.6 The proposal seeks to make the separation of the basement area from the main house into a permanent self-contained unit. The access door from the ground floor would be enclosed, although the stairs would be retained. This would move the main entrance to the studio to the front of the property via the lightwell/courtyard, thereby providing independent access directly from the street. The removal of the internal access would also result in the main house going from 6 to 5 bedrooms instead.

4.7 In the studio the shower room and kitchenette would be in the same location and remain the same size, although the kitchenette would become a proper kitchen. The area for the bedroom/sitting area would still be an open space with no defined designation, however, the retained folded doors would allow the space to be sectioned according to the occupiers choosing. The courtyard would be enclosed with a new opening (ratio 94%) aluminum roof light. This would allow the same level of light into the space plus air would be able to circulate throughout the unit when opened. At the same time this allows the rear of the unit to be used as part of the internal usable space. The window/door to the former courtyard would be removed and the new space (office) would be accessed by steps from the main area.

4.8 In addition, to the alterations to the rear it is proposed that the entrance door be changed from a solid door to a fully glazed unit with a large pane of glass. This would allow more light into the converted basement flat from the front. The front courtyard would be retained and would be used to store a bike and rubbish/recycling bins for the basement flat. Although these facilities would be added the front courtyard would still have some free open space at the front.

4.9 The approved plans show that the front wall on the front boundary would be retained. This would screen views of the front of the basement flat and bin storage, thereby preserving the character and appearance of the host building and the visual amenities of the street scene. Subject to compliance with the above, the proposal is acceptable with regards to design and character considerations.

Standard and quality of residential accommodation

4.10 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.

4.11 The proposed unit introduces a 1 person open plan studio flat in the basement area of the building. The internal floor area would be 37m². This meets the minimum floor space standard in the London Plan for a 1 person studio with a shower room. The unit would also benefit from a floor-to-ceiling height over 2.3 metres in more than 75% of the gross internal floor area of the flat in accordance with policy D6 of the London Plan.

4.12 Although the unit has only one vertical window to the front the rear would have a roof-light that would open to a ratio of 94%. With the open plan layout (excluding the bathroom) and the 2x openings on either side of the flat the unit would be exposed to a sufficient level of cross ventilation and air circulation for a single occupant. The areas allocated to the most habitable space would be 7.6 metres deep. The main habitable space would be partially located to the front of the basement closer to the large window and glazed front door allowing access to light. The rest of the space would also have access to a degree of light from the newly installed roof-light used to enclose the

courtyard. On plans 304B it shows that the basement level is partially above ground and is not completely sunken. It is indicated that a reasonable amount of light would penetrate into the open spaces of the basement accommodation through the top of the high windows as the front wall would not breach a 25 degree angle.

4.13 A Daylight and Sunlight Report was prepared and submitted September 2023 by Right of Light Consulting Chartered Surveyors. The numerical results of the survey demonstrate an overall high level of compliance with the BRE recommendations when considered in the context of an urban location. The results outlined in the document are therefore considered acceptable.

4.14 Although there are no particular designated areas within the main space, the bed area could easily be set in from the front of the flat and closed off behind the folded doors. This would maintain a level of privacy. In addition, the entrance door and window is screened by the front wall, which would ensure that this space would not be unduly overlooked from street level or from occupants of the main house.

4.15 The arrangement of the flat would not be ideal, but basement flats are common and do serve the purpose of providing housing. Taking the above into consideration, an acceptable standard of accommodation would be provided for future occupants of this development.

Cycle Storage and Waste Management

4.16 The submitted plans include 1x secured cycle parking space located in the front courtyard within the entrance area to the basement flat. The secure cycle parking proposed is acceptable.

4.17 Details of the provision of the arrangements for refuse/recycle bins were also indicated on the proposed plans. The provision for the additional refuse/recycling bins for the new flat is also considered acceptable.

Conclusion

4.18 The proposed conversion of the basement into a self-contained 1x person studio flat is considered to be in keeping with the architectural integrity of the host property and would preserve the character appearance of the area and would not impact unacceptably upon the residential and visual amenities of neighbouring occupiers.

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

5. CIL APPLICABLE

N/A

6. RECOMMENDATION

GRANT PERMISSION subject to the following condition(s)

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete 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.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.