



Officer Report

Application Number:	HGY/2023/2579
Application Type:	Full planning permission
Address:	26 Woodland Rise, Hornsey, London, N10 3UG
Proposal:	Reconversion of 3 flats back into a single dwelling
Case Officer:	Josh Parker
Valid Date:	26/09/2023
	3
Applicant:	Bernard O'Reilly
Agent:	Detailed Planning Ltd

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

In 1989 application HGY/1989/2188 granted consent to convert the single dwelling into three flats.

SITE DESCRIPTION

The subject site is a two-storey mid terrace dwelling building with a garage located below located on the southern side of Woodland Rise, a short distance from the Highgate and Queens Wood. The area is characterised by other residential activities with dwellings varying in size, design and era.

The site does not fall within the curtilage of listed building nor conservation area.

CONSULTATION RESPONSES

No comments were received.

REASONS FOR GRANTING PERMISSION

This application seeks to gain permission for the amalgamation of three-self-contained flats, in order to revert back to a single-family dwelling by the means of internal alterations.

Section 55 of the 'Town and Country Planning Act 1990 provides that the use of a single dwelling house as two or more dwellings constitutes development. It is equally pointed out that the Act does not cover the situation where a house is being converted back to its original use, however the courts have held that the loss of housing and where there would be a change in character of the use of the land is development.

In this case there would be a net loss of 2 flats with the proposed amalgamation. The National Planning Policy Framework (NPPF) sets out the requirements for local authorities to identify, and set policies to respond to, housing need in order to support the delivery of sustainable, inclusive and mixed communities. The LPA has a role in protecting the housing stock and moving towards reaching targets in delivering new homes however, it is important to bare in mind that larger family homes play an important role in the housing mix in residential areas. Officers accept that the effects of the proposal would lead to a net loss of residential units from the overall housing supply, however the loss is not viewed to be significant in planning consequences, i.e. given the layout, size and quality of accommodation. It is

accepted if such housing was to a higher standard, it could be protected; however the decision needs to be made on what is currently in-situ. The exiting layout provides the following arrangements:

- 1 x 2 bed;
- 1 x 1 bed and
- 1 bedsit.

The current layout to some of the accommodation consists of small rooms with restricted light and outlook, namely the first floor. Equally a number of the units here are substandard given the absence of access to amenity space and awkward layouts.

Furthermore, DM10 of Haringey's DPD Development Management Document, it is stated that the Council will resist the loss of all existing housing, unless the housing is replaced with at least equivalent new residential floor space – in this instance, there will be no loss of floorspace, with the floorspace for the single-family dwelling equivalent to the previous space provided as 3 units. The proposal therefore would align with DM10.

The reinstatement of a single dwelling typology will help to reinforce the overall family residential character of this street and protect the diversity within the locality without unacceptably compromising Haringey's net housing stock.

CONCLUSION

The proposed development accords with the relevant policies of the local and neighbourhood plan, as well as the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

Conditions:

- 3 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.

- 4 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.

Informatives:

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: 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.