



**- Planning Statement –
For
11 Rutland Gardens**



11 Rutland Gardens, N4 1JN

Proposal Summary

Alteration and refurbishment of existing mid-terrace property, including:

- Internal alterations to form 5 lettings for up to 7 people.
- Change of Use from C3 (Single Dwelling) to Sui Generis (Large HMO).

Existing Site Use

The site consists of one 2-storey mid-terraced residential building. The building is occupied as a House in Multiple Occupation with 6no. bedrooms with ensuite shower rooms and 1no. shared kitchen.

Each bedroom is privately rented for residential use with shared access to the kitchen. A private rear garden is accessed via the rear ground floor bedroom only.

Proposed Land Use

The property is intended to retain its existing external form and character along with all site boundaries and access arrangements, retaining the established character and pattern of Rutland Gardens.

Minor internal alterations are proposed to create a larger shared kitchen with dedicated dining area, enlarge existing bedrooms to be used as private lettings, and provide additional sanitary facilities.

The property as proposed is intended to be privately let as a House in Multiple Occupation.

Planning History

HGY/2020/0582 Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer with insertion of two roof lights

The application was withdrawn prior to determination.

This is the only planning application displayed on the public record as of a search carried out 01st December 2023.

Schedule of Use Class Changes

C3 (Single Dwelling) as-existing

Sui Generis (Large HMO) as-proposed





Proposed Schedule of Floor Space

Letting 01 = Single occupancy @ 11.4sqm with ensuite shower room

Letting 02 = Single occupancy @ 10.3sqm with ensuite shower room

Letting 03 = Double occupancy @ 16.2sqm with ensuite shower room

Letting 04 = Single occupancy @ 10.6sqm with ensuite shower room

Letting 05 = Double occupancy @ 15.5sqm with ensuite shower room

Kitchen = 2no. sets of kitchen facilities laid out in accordance with the Haringey HMO standard

Dining = dedicated dining area with space for an 8-person table and chairs with space for additional furniture, with direct access to shared rear garden.

All bedrooms and facilities meet or exceed the standards set out in the Haringey Standards For Houses In Multiple Occupation, as published in December 2017.

Housing Details

The site is currently occupied as a HMO, however in it's current form could reasonably be considered a 3-bedroom, 5-person, house when considering the Change of Use from C3 (Single Dwelling) to Sui Generis (Large HMO).

The proposals therefore have a net loss of 1no. 3-bed, 5-person, house (private market rental or sale) and a net gain of 1no. 5-letting HMO providing accommodation for up to 7 persons. The proposal therefore offers a net increase of residential accommodation of 2-persons.

Room sizes in accordance with the Haringey Standards for HMO's are well in excess of the nationally prescribed space standards for single and double occupancy bedroom spaces.

Scale & Height

No changes are proposed to the scale or height of the existing building

Transport

The site is located approximately 250m from Haringay Green Lanes station providing access to Overground services between Barking and Gospel Oak.

The site is located approximately 250m from Haringay Green Lanes Bus Stop with services to Palmers Green, Upper Edmonton and Wood Green with connecting services.

The site is located approximately 600m from Haringay station providing access to Great Northern rail services between Stevenage and Sevenoaks via Central London stations.

The site is located approximately 1,000m from Manour House station providing access to the Piccadilly underground line.

TFL WebCat gives a current PTAL score of 4 for the application site.





Parking

There is no on-site parking and there is not sufficient space at the front of the property to provide on-site parking.

Rutland Gardens provides some Controlled on-street parking for permit holders.

The Applicant proposes to make the development car free, removing entitlement to residential parking permits for Rutland Gardens.

Community Involvement

Due to the relatively small scale of development proposed, no community involvement has been undertaken and it is not proposed that any would be as part of the application process.

CIL

As the proposals relate to a residential conversion and do not increase or decrease Gross Internal Area, the development will fall under Regulation 42 of the Community Infrastructure Levy Regulations 2010 (Exemption for Minor Development).

Flood Risk

The site is located in Flood Zone 1 for risk of flooding from river sea sources and proposals do not exacerbate the risk of flooding.

The site is located in an area at high Risk of flooding from surface water sources (primarily flash flooding centred on Green Lanes and the connection to St Ann's Road to the North East. Notably all risk levels of surface water flooding are shown to be restricted to the public highways and do not affect the application site directly.

Minor site improvements aim to manage rainwater and surface water run-off by sustainable means using on site soak-aways. A small portion of the overall water load would be diverted to the main sewer where it otherwise forms a potential hazard to the property at door thresholds, however this will represent a net reduction in surface water discharge to the main sewer relative to the existing.

It is not possible to improve the flood resilience of the structure of the property as part of the proposed works, as this would require demolition and reconstruction of the entire building, including major structural works to shared party walls.

The existing building does however benefit from flood resilient construction techniques such as a ground floor raised above external ground level (approximately 300mm above road level) and a suspended floor structure with sub-floor void, allowing floodwater to pass underneath with minimal impact on the building.





Daylight / Sunlight Assessment

All habitable rooms are provided with natural light via clear glazed windows and/or doors, providing a glazed area of at least 1/10th of the floor area of the host room. Glazing in all habitable rooms extends to at least 1.75m above floor level and affords views out.

Glazing to shower rooms is obscured for privacy.

All internal spaces are adequately lit with electric lighting fitted with LED or alternative low-energy bulbs. The landlord is responsible for maintaining and paying for all lighting within the common/shared parts of the property. Passageways and staircases are fitted with two-way switching for convenience.

Lighting is positioned to ensure adequate levels of illumination for all reasonable domestic and recreational activities without creating glare, excess shadow and/or eye strain.

Pollution Management

Air Quality will not be materially affected by the proposals as the existing and proposed Uses are residential (C3 – Single Dwelling to Sui Generis – Large HMO). Any new gas heating systems will meet the requirements of Approved Document Parts J & L. Renewable energy/heating systems will be considered but may not be feasible within the constraints of the existing building.

All external lighting will be cowled to prevent light pollution to neighbouring properties. External lights will be fitted with light sensing controllers to prevent energy use during daylight hours, with timer cut-offs to prevent lights being left on for long periods unattended.

Ventilation systems will be ducted to outside air in compliance with requirements for clearances from obstructions and openings as defined in Approved Document part F. No external extraction equipment is proposed other than duct terminals.

The land is not known to be contaminated, having been developed for residential use c.1900s-1910s and with evidently little other development having taken place in the interim.

Waste Management

Each kitchen set is supplied with in-built separated internal storage containers for refuse and recycling within the main kitchen/dining area.

External storage for the property will consist of 2No. 360l refuse bins, 2No. 360l dry recycling bins and 2No. food waste boxes positioned in the front paved area.

Refuse is collected fortnightly with recycling collected weekly.





Area-Based Policy

The site falls within the area covered by an Article 4 Direction removing Permitted Development rights for Change of Use from C3 (Single Dwelling) to C4 (HMO).

The site falls within the Family Housing Protection Zone.

The site is close to the District Centre and Primary Shopping Centre of Green Lanes.

Policy DM16

As the proposal is located within the Family Housing Protection Zone, Policy DM16B will apply, requiring the proposal to comply with Policy DM16A(b-g):

- (b) The gross original internal floor area of the property is 120.2sqm.
- (c) The proposal satisfies minimum internal space standards, provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection.
- (d) The proposal achieves internal configurations that are practical and fit purpose, including stacking arrangements that minimise noise transfer between homes, including neighbouring homes.
- (e) External alterations are minor and do not detract from the appearance of the property or the street scene. The proposal retains a single door to the front elevation of the dwelling.
- (f) The balance of hard and soft landscaping on the forecourt is in keeping with the established character of the street scene and does not detract from the appearance of the property or the street scene.
- (g) The proposal provides a mix of single and double occupancy unit sizes proportionate to the scale of the host building and the character of the area.

The proposals allocate the full extent of existing garden land to use as a shared private amenity space for the inhabitants with direct access through shared areas of the internal layout.

The Applicant proposes to make the development car free, removing entitlement to residential parking permits for Rutland Gardens.

Policy DM17

As the proposal relates to a House in Multiple Occupation, Policy DM17 will apply, requiring the proposal to comply with Policy DM17A:

- (a) The gross original internal floor area of the property is 120.2sqm.
- (b) The proposals do not give rise to any significant adverse amenity impacts on the surrounding neighbourhood.
- (c) The proposals are accessible by public transport with strong walking and cycling links. The site is located within an area with PTAL rating of 4 with multiple regular public transport services nearby.





(d) The proposals provide high quality accommodation satisfying the relevant policies of the Local Plan, including internal space standards, provision of satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection.

(e) The proposals provide space within a shared kitchen for each household.

The proposals have been designed to meet and exceed the Haringey Standards For Houses In Multiple Occupation, as published in December 2017, to ensure a high quality of accommodation.

