

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT FLAT 2, 46 TETHERDOWN, LONDON N10 1NG

PLANNING APPLICATION BY MR XANTHOS MICHAEL

PLANNING STATEMENT

December 2023

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1. INTRODUCTION

1.1 This Planning Statement forms part of the planning application submitted on behalf of Mr Xanthos Michael for the '*Sub-division of existing 2 bedroom flat into two separate self-contained 1 bedroom flats*' at Flat 2, 46 Tetherdown, London N10 1NG.

1.2 This statement should be read in conjunction with the following application drawings:-

- Location plan drawing number SU-00-01;
- Existing and proposed block plans drawing number TP-00-01A;
- Existing floor plan drawing number SU-10-01; and
- Proposed floor plan drawing number TP-10-01B.

1.3 This application comprises an amended scheme following the refusal of planning permission on 6th July 2023 under reference HGY/2023/0935 for a proposal of the same description by the same applicant (see further below).

2. THE SITE AND ITS SURROUNDINGS

2.1 The application site, which is situated on the east side of Tetherdown, is occupied by a three storey semi-detached property which has been converted to three self-contained flats.

2.2 The planning application concerns the existing two bedroom flat (Flat 2, also known as Flat B) which includes its main area of accommodation at first floor level, and a master bedroom at the front of the property at ground floor level. A communal entrance to the flats is located at the side of the property, and the entrance to Flat 2 is located off the communal hallway at first floor level. The

front forecourt of the property includes existing refuse bin and cycle storage locations. The rear garden to the property is used solely by and is only accessible to the rear ground floor flat (Flat 1).

- 2.3 The surrounding area has a predominantly residential character, and includes family houses and properties converted into flats. The site is conveniently located close to the shopping facilities and transport links at Muswell Hill Broadway. The site is located within the Muswell Hill Conservation Area.

3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted on 22nd June 1982 under reference OLD/1982/1450 for the *'conversion into 3 self-contained flats'*.
- 3.2 Planning permission was refused on 6th July 2023 under reference HGY/2023/0935 for the *'sub-division of existing 2 bedroom flat into two separate self-contained 1 bedroom flats'*. The single reason for refusal stated as follows:-

'The proposed conversion would provide substandard living conditions for future occupiers by reason of both the proposed flats' inadequate Gross Internal Areas, contrary to policies SP2 and SP11 of the 2017 Haringey Local Plan, Policies DM1 and DM12 of the 2017 Development Management DPD and Policy D6 of the 2021 London Plan.'

- 3.3 The above decision is referred to in this statement as the 'Refused Scheme'.

4. THE APPLICATION PROPOSAL

- 4.1 The application scheme proposes the conversion of Flat 2 into two self-contained, one bedroom (1 person) flats, referred to in this statement as the 'Front Flat' and the 'Rear Flat'.

- 4.2 The Front Flat would be accessed from the communal hallway via a new internal entrance door at ground floor level. This unit would be arranged over two floors, and would occupy the front parts of the building served by two large bay windows. The ground floor would provide a living, kitchen and dining area, and the first floor of the unit would include a single bedroom and a shower room/WC.
- 4.3 The Rear Flat would be located at first floor level, and would be accessed via the existing first floor entrance to Flat 2. This unit would include a separate living, kitchen and dining area, a single bedroom, and a shower room/WC.
- 4.4 There would be ample space within the existing forecourt to provide additional and improved facilities for the storage of refuse bins and cycles.
- 4.5 The application scheme comprises an amendment to the Refused Scheme. The principal amendment involves the re-location of the dividing wall at first floor level between the Front Flat and Rear Flat. This adjustment to the position of the dividing wall results in an increase in the size of the Rear Flat, and a reduction in the size of the Front Flat. In addition, the amended scheme proposes that both new units would be one person dwellings with single bedrooms. These matters apart, the general layout and arrangement of the new units, including the position of habitable rooms, remain unaltered in comparison to the Refused Scheme.

5. PLANNING POLICY CONTEXT

The National Planning Policy Framework (NPPF)

- 5.1 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development which is defined to include economic, social and environmental elements. .

- 5.2 The NPPF states that the supply of new homes should be significantly boosted. Small sites can make an important contribution to meeting an area's housing requirements, and the planning system should ensure that a sufficient number and range of homes are provided, and should foster a well-designed and safe built environment. Planning decisions should also promote an effective use of land

The Statutory Development Plan

- 5.3 The statutory development plan for the area comprises the consolidated London Plan 2021, and the Haringey Local Plan Strategic Policies 2013 (consolidated with alterations since 2017), and the Haringey Development Management Policies DPD 2017. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires planning applications and appeals to be determined in accordance with the development plan unless material considerations strongly indicate otherwise.

The London Plan

- 5.4 The following policies of the London Plan, as summarised, are relevant to the issues raised by this planning application:-
- Policy GG4 states that to create a housing market that works better for all Londoners, those involved in planning and development must ensure that more homes are delivered, and create mixed and inclusive communities, with good quality homes that meet high standards of design;
 - Policy H1 sets out ten-year housing targets for each borough, and requires boroughs to optimise the potential for housing delivery on all suitable sites including small housing sites. For Haringey, the target set out in Table

4.1 requires the borough to deliver 15,920 new homes during the period 2019/20 to 2028/29.

- Policy H2 states that boroughs should pro-actively support well-designed new homes on small sites (defined as sites below 0.25 hectares in size) in order to (i) significantly increase the contribution of small sites to meeting London's housing needs, (ii) diversify the sources, locations, type and mix of housing supply, (iii) support small and medium-sized housebuilder, (iv) support those wishing to bring forward custom, self-build and community-led housing, and (v) achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1. Boroughs should also recognise that local character evolves over time and will need to change in appropriate locations to accommodate housing on small sites. Table 4.2 sets out the 10 year targets for net housing completions on small sites including a requirement for Haringey borough to provide 2,600 for the period 2019/20 to 2028/29;
- Policy D6 requires new housing development to be of an acceptable standard and quality. The sizes of new dwellings should meet the minimum space standards set out at Table 3.1 which requires single bedroom, one person units to have a minimum gross internal area (GIA) of 39 squares metres (units with a bathroom) or 37 square metres (units with a shower). This standard applies to one bedroom, one person dwellings on a single storey. The policy also includes standards for internal storage and external amenity space;
- Policy T5 requires cycle parking to be provided in accordance with the specified standards including 1 space per studio or 1 person, 1 bedroom dwelling; and

- Policy T6 states that parking should car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity. Policy T6.1 states that the plan's maximum car parking standards should not be exceeded. In PTAL 4, residential development should be car free.

The Haringey Local Plan (Strategic Policies)

- 5.5 Policy SP2 states that the Council will aim to provide a sufficient quantity of housing to meet the borough's needs, and that the quality of housing should meet standards set out in the London Plan.

Haringey Development Management Policies DPD

- 5.6 Policy DM1 states that development must deliver a high standard of amenity for users including privacy and light.
- 5.7 Policy DM12 requires new housing development to meet the minimum space standards set out in the London Plan and associated Mayoral guidance.

6. PLANNING CONSIDERATIONS

Matters not at issue

- 6.1 Having regard to the single reason for refusal of the Refused Scheme, the following planning considerations are assumed not to be at issue in the assessment and determination of the amended proposal, the subject of this planning application:-

- The principle of sub-dividing Flat 2 is acceptable. The officer's report on

the Refused Scheme acknowledges that the proposal would contribute to the supply of housing in the borough. Furthermore, no objection was raised to the Refused Scheme in terms of the resulting mix (i.e. 2no. one bedroom flats) of dwellings, the general arrangement (as opposed to size) of the habitable accommodation, and the absence of external amenity space (which in any event is not available to existing Flat 2). The amended scheme, the subject of this planning application, maintains the Refused Scheme's unit mix and arrangement of habitable rooms;

- The proposed sub-division of Flat 2 would not give rise to any objection in terms of its impact on the living conditions of adjacent or nearby occupiers. The officer's report on the Refused Scheme noted that the *'given that the changes....does [sic] not involve any external changes, Officers do not anticipate the significant rise in adverse impacts against the amenity of the occupiers of the existing flats.....and would not result in any overbearing levels of noise and nuisance to the occupiers of existing neighbouring sites'*. This analysis recognised that the application property is already in use as flats;
- The proposal would have no adverse impact on amenity more generally, either in terms of the appearance of the property (which would not change) or in terms of the established residential character of this part of the Muswell Hill Conservation Area which includes a mix of residential typologies; and
- The proposed formation of an additional small dwelling would not give rise to any parking or highways objections. The officer's report on the Refused Scheme noted that *'....the site is located within an area with good public transport accessibility (PTAL 4). The proposal would replace a two-bedroom flat with two 1 bedroom flats....., and therefore would not result*

in an unacceptable impact upon highway conditions or public transportation networks....The proposal is therefore acceptable with regards to parking and highway safety considerations’. The report noted that if the proposal was otherwise acceptable, a planning condition relating to cycle parking provision would be appropriate.

- 6.2 In light of the above, the single issue raised by this planning application is whether the proposed sub-division of Flat 2 would provide satisfactory living conditions for future occupiers in terms of the size of each resulting dwelling. This single issue is addressed below.

The acceptability of the size of each proposed new dwelling

- 6.3 It is noted that the LPA’s single reason for refusal, and the associated analysis within the officer’s report, refers only to the inadequate GIAs of the proposed flats. No other quantitative or qualitative objection to the proposed layout or arrangement of the flats was raised by the LPA.
- 6.4 The amended scheme, the subject of this planning application, provides 2no. one person, one bedroom self-contained flats. Each flat would have its own WC/shower room. The size of each proposed flat and single bedroom would comply with the London Plan (and nationally described) minimum space standard of 37 square metres (GIA) for this type of unit, as follows:-
- The Front Flat would have a GIA of 39.6 square metres, and would incorporate a single bedroom of 11.19 square metres. The unit would incorporate built-in storage adjacent to the entrance door at ground floor level, and additional built-in storage could be readily provided elsewhere within the flat;

- The Rear Flat would have a GIA of 37.2 square metres, and would incorporate a single bedroom 10.96 square metres. Ample space would be available to incorporate built-in storage in various locations including the living, kitchen and dining room, the hallway, or in the large bedroom.

6.5 Whilst the London Plan (and nationally described) space standards do not envisage that a one bedroom (1 person) dwelling would normally be arranged over more than a single storey, this is not considered to be a decisive factor in this case for the following reasons:-

- The proposed Front Flat would be the larger of the two proposed units;
- The ample size of the first floor bedroom would be close to the upper limit for single occupancy;
- The size of the ground floor living, dining and kitchen room would be the same as that proposed to serve a two person flat within the Refused Scheme, and to which no objection was raised by the LPA;
- A two storey, single person dwelling is likely to be appealing to many prospective occupiers who may see practical and amenity benefits in having an upper floor bedroom, clearly separated from the flat's living area;
- The Front Flat would therefore be a generously proportioned and well laid-out dwelling for single occupancy; and
- The proposed two storey layout allows for the formation of an additional small dwelling within the property. The scheme would therefore boost housing supply and choice in line with all levels of planning policy.

6.6 For the above reasons, the size of each of the proposed dwellings is considered to be entirely satisfactory, and exceeds the minimum space requirements for unit and bedroom sizes, in compliance with applicable policy.

7. CONCLUSION

- 7.1 The application proposal is considered to address successfully and conclusively the single objection of inadequate unit size raised by the LPA in relation to the Refused Scheme. The proposal would provide two new dwellings of satisfactory size, in compliance with London Plan Policy D6, Local Plan Policy SP2, and Development Management DPD Policies DM1 and DM12.
- 7.2 In all other respects, including neighbour amenity, internal layout and parking, the application proposal can be judged in the same terms as the Refused Scheme to which the LPA raised no objections. Furthermore, the proposal is supportable in terms of its small but welcome contribution to housing supply and choice.
- 7.3 The proposal is therefore considered to constitute a sustainable form of development, compliant with the NPPF, which accords with the applicable development plan policies.
- 7.4 This practice looks forward to early discussions with the case officer, and to the application being brought forward for favourable determination.

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