

PRE-APPLICATION ADVICE NOTE

PRE/2023/0172



Date of meeting: 4th October 2023

Site Address: Eritrean Bethel Church, Boreham Road, N22 6SL

Proposal: Erection of a roof extension and a part one-storey extension to the existing side extension, cladding of host building similar to existing houses, installation of air source heat pumps and mechanical ventilation heat recovery system, and installation of solar panels.

Attendees:

Mark Chan – Senior Planning Officer
Eyassu Ukbai – Eritrean Bethel Church
Shidan Hagos – Eritrean Bethel Church

1. SITE DESCRIPTION

The application site comprises an existing two-storey detached property on a backland site that can only be accessed via Sofia Mews on the western side. The property is surrounded completely by residential and mixed-use properties along Boreham Road, Lordship Lane and Westbury Avenue. It is a substantial warehouse style building that has been converted into a church.

The application site is not within a Conservation Area and does not fall within the curtilage of a listed building.

The site has a PTAL value of 3 – 4 across it, indicating medium to good public transport accessibility. There are bus stops close by to the site (within 2-minute walk) and rail services are available however beyond the normal walking distances to be included within the PTAL value (Wood Green and Turnpike Lane stations are 16 – 17 minutes walk away).

The site is located within the Belmont CPZ, which operates Monday to Friday between 0800 – 1830, and also close to areas under Woodside CPZ (to the north of the site) which has the same operating hours, and Wood Green Outer CPZ is to the west of the site which operates Monday to Saturday between 0800 – 1830. There are extensive on street parking controls in the locality of the church.

2. RELEVANT PLANNING HISTORY

There have been several relevant applications for this site:

HGY/2017/0117 – Roof extension to create part first floor extension with new frontage to church. Granted permission 06/03/2017.

HGY/2011/0341 – Application for a new planning permission to replace an extant planning permission HGY/2008/0196 to allow permanent change of use of the site as D1 (place of worship). Granted permission 12/04/2011.

3. COMMENTS ON PRE-APPLICATION SCHEME

The following points are made by the Officer in response to the plans submitted.

During the pre-application meeting on 04/10/2023, the Officer noted the following points:

Roof extension and a part one-storey extension – The proposed part one-storey extension would be built on top of the existing ground floor side extension on the eastern side of the host building to create additional floorspace at the mezzanine level to accommodate a new office, classroom and some storage. Meanwhile, the roof extension would involve raising the ridge of the existing roof ridge by approximately 0.8m and the eaves by approximately 2.23m on the western side of the host building to create a new hall and several classrooms at the top floor. The existing pitched roof would be altered significantly and become taller and shallower as a result. The part one-storey would combine with the roof extension to become a substantial top floor extension. The massing of the host building would increase considerably, making the building appear top-heavy and overly dominant and incongruous to the backland site. The proposed extension is not acceptable in terms of design and massing.

Whilst the host building would not be directly visible from nearby roads, it is still highly visible from the surrounding residential properties and the extension would increase the occupiers' sense of enclosure and reduce their outlook due to increased massing and height. It would increase the height of the eastern flank wall of the host building by up to 7m which would significantly reduce the amount of daylight and sunlight into the properties along Westbury Avenue which all have west-facing rear gardens. As a result, the proposed extension is not acceptable in terms of impact on residential amenities.

It is noted that a roof extension for the host building was approved in 2017 but was not implemented due to financial reasons as explained by the applicant during the pre-application meeting. The approved scheme did not raise the ridge and the eaves were raised only slightly. It also had little impact on the amenities of neighbouring properties. Lastly, it is considered that the 2017 approved scheme would be the maximum volume of extension that would be supported on this site.

Cladding – The Council does not object to cladding the exterior of the host building with render and brick; materials that are similar to the surrounding properties. This would help to soften the appearance of the building and become more harmonious with the surrounding. It is not considered to result in impact on nearby residential amenities.

Air source heat pumps and mechanical ventilation heat recovery (MVHR) system – The installation of heat pumps and MVHR system would improve the energy efficiency and air quality within the host building and would be supported in principle on the condition that it would not noticeably alter the external appearance or add massing to the host building, especially at the upper floors. A noise impact assessment is required given the site's proximity to residential properties.

Installation of Solar Panels – The proposed solar panels would be installed on the roof on either side of the ridge. This is supported in terms of sustainability and energy efficiency, but it appears from the roof plan that this has not been maximised on the roof space.

4. INFORMATION REQUIRED FOR THE PLANNING APPLICATION

An application is not encouraged for this development. However, should you wish to pursue an application for planning permission, the following information will be required for registration of the planning application in respect of this site.

1. Standard application form (three copies plus original unless submitted electronically)
2. Location plan on an up to date map at an identified standard metric scale (typically 1:1250 or 1:2500 to fit onto A4 or A3 paper) with the red line including all land necessary to carry out the proposed development and blue line for any other land owned by the applicant

3. Site plan – direction of North, proposed development in relation to the site boundaries with written dimensions (and public rights of way, trees, hard surfacing and boundary treatment where relevant) typically 1:500 or 1:200
4. Ownership certificate and notices
5. Fee
6. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a 'streetscene elevation' showing the relationship with the neighbouring buildings. **Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.**
7. Design & Access Statement
8. Noise Impact Assessment
9. Planning Statement
10. Photographs of the site (Can be included in the D&AS)

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

5. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through a number of steps:

1. Validation/Checking

Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.

Please contact me directly when submitting your application for an early review.

2. Registration

The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.

3. Consultation (a minimum of 24 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. Decision (Usually as soon as the consultation has ended).

The planning service can deal with most householder applications under delegated powers and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

6. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

DISCLAIMER

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this advice, please contact the following Officer.

Senior Planning Officer: Mark Chan
Email: mark1.chan@haringey.gov.uk