



# Officer Report

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|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/0977</b>                                                                                                                                                     |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                                                                                                                          |
| <b>Address:</b>            | Dot.com 352-354 High Road, Tottenham, London, N17 9HT                                                                                                                    |
| <b>Proposal:</b>           | Replacement of Ground Floor shop-front window with new window to match First Floor, and minor alteration to rear of Flat 1 and 4 to include garden access to both flats. |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                                                                    |
| <b>Valid Date:</b>         | 04/04/2023                                                                                                                                                               |
| <b>Applicant:</b>          | Mr OESTREICHER                                                                                                                                                           |
| <b>Agent:</b>              | Mr Richard Oaten                                                                                                                                                         |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### Proposed development

This is an application for proposed replacement of Ground floor shop-front window with new window to match first floor, and minor alteration to rear of Flat 1 and 4 to include garden access to both flats.

The proposal will be to align and replicate the intrinsic details of the first-floor quoined surrounds with pilasters to the windows at the Ground floor level. As the existing window openings are large, extra side openings will be infilled with London Stock bricks and painted in white to match existing above.

##### Site and Surroundings

The application site comprises Nos 352 and 354 High Road, the former of which is the end building of the host two-storey terrace. The ground floors of both buildings and the first floor 354 comprise office space, while the first floor of 352 including a residential flat.

The surrounding area is mixture of residential and commercial in character. The site is located within the THRHC/ Tottenham Green Conservation Area and is locally listed building and does not fall within the curtilage of a listed building.

##### Relevant Planning and Enforcement history

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

- HGY/2021/2444 – Allowed on appeal dated 11st October 2022- 'Change of use of No. 352 (ground floor only) and No. 354 High Road from B1a offices to 4no flats (4 x 1 person).

There is no enforcement planning history in relation to the site.

## **2. CONSULTATION RESPONSE**

The responses below were received following consultation on the application:

### Internal:

- 1) LBH Conservation Officer: no objection subject to detailing.

## **3. MATERIAL PLANNING CONSIDERATION**

The main planning considerations raised by the proposed development are:

1. Background
2. Design and impact on character and appearance of the conservation area.

### Background

Planning application was submitted to the Local Planning Authority for an application to determine if prior approval is required for a proposed: Change of Use from Offices (Class B1 (a) to Dwellinghouses (Class C3), under planning application reference HGY/2021/2444. This application was refused by the Local Planning Authority, the applicant subsequently lodged an appeal against the Council's decision.

The appeal was then allowed and prior approval is granted under the provisions of Article 3(1) and Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) for the change of use of No. 352 (ground floor only) and No. 354 High Road from B1a offices to 4no flats (4 x 1 person) at 352-354 High Road, Ottenham, London N17 9HT in accordance with the application HGY/2021/2444, dated 29 July 2021, and the details submitted with it, pursuant to Schedule 2, Part 3, Class O of the GPDO.

The principle of development has been accepted by virtue of the appeal decision Ref: APP/Y5420/W/22/3295283. Therefore, the substantive development has been accepted. In order words, the commercial office space on the ground has been allowed in an appeal to convert it into 4 x 1-person self-contained flats.

This application seeks to replace the existing shopfront with a new bay window to reflect the adjoining residential dwellings along this section of the High Street to emphasised the residential character and appearance of the current residential use.

### Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions,

Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The properties form part of the Rawlinson Terrace, a row of 8 two-storey houses built c1881, occupying the site of a Georgian house known as Turner's House. Essentially, the terraced building is of late-Victorian style frontage which can be easily distinguished by the quoined surround sash windows and a heavy crenelated parapet inset with decorative ironwork at roof level.

The application site which forms two end-terrace units, however, nos. 352 – 354, have modern shop front windows at the ground floor. Both properties have a simple pilastered Victorian shop front and there is a splayed corner entrance at its southernmost corner. The proposal is to remove these existing modern fixed glazed shop front windows and create new quoined openable sash windows to match the first-floor sash windows.

It is proposed to use matching materials (and the window style is to complement the existing architectural characters and to be visually subordinate to its historical appearance.

The proposed design is considered to generally fit in with the character of the existing building and wider adjoining row of terraces. The loss of the shopfront and its replacement with window would be visually unacceptable. However, this does not appear to provide any significant visual relief as it is not part of a regular rhythm of the built form and nor is it even easily visible in the street scene unless viewed from directly opposite.

As such, this current proposal (the extension element in particular) is considered to develop this area appropriately without negatively encroaching on the street scene. The reinstatement of new windows are necessary as to facilitate the creation of privacy and to residential use within the street; it is acknowledged that these formerly existed. In addition, the new window provides an additional aesthetic element to the appearance of the building, which actually reflect the building's heritage.

The front elevation of the proposed extension from the principal elevation are considered to be in keeping with the appearance of this road facing elevation in continuing the stepped character.

The new works will match the historic detailing of the original terraced building and will significantly improve the appearance of the building and will therefore be of benefit to the locality and the wider Conservation Area streetscape.

#### Other considerations

The provision of access to garden area for flats 1 and 4 is welcome and it is clear that the proposed access to private amenity space would allow for better levels of internal and external floor space for future occupiers. As such, the proposed scheme is considered to make an improvement on the existing situation for approved flats as well as providing amenity space which is private and usable space.

#### Conclusion

The proposal is considered acceptable as the overall design reflects the character of the street scene and adjacent buildings, preserving the character and appearance of the conservation area.

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

#### **4. CIL APPLICABLE**

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

#### **5. RECOMMENDATION**

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

**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.

- 3        The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

**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.