

Supporting Statement

80A White Hart Lane, N17 8HP

Resi and Design Squared Ltd have prepared this Supporting Statement on behalf of the applicant for the submission of the application for the proposed conversion of Launderette (Sui Generis) to 1 no. one-bedroom flat (1b 2p) and all associated works at 80a White Hart Lane, N17 8HP.

This submission follows the recent refusal HGY/2023/1142 for the following reason:

Prior approval is required and refused under the provisions of Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) England) Order 2015 (GPDO) for the change of use from 'certain uses' to dwellinghouses (Class C3), in relation to the assessment and management of flood risk, the provision of adequate natural light to habitable rooms, and on the impact the proposal would have on the adequate provision of services of the sort that may be provided by a building falling within article 3(6)(c) (launderette).

After careful analysis of the case officer report where more detailed reasons for the refusal are given, this new proposal has been prepared to expand on the details that the previous application lacked to provide the LPA with more detailed information with which to proceed to assess the proposed change of use. There are several points considered as part of the case officer assessment which are highlighted below.

(a) transport and highways impacts of the development,

Given the minor scale of the development, and its high public transport accessibility, the proposed change of use is considered unlikely to result in any significant impact on transport and highway conditions.

The report considered that there were no significant issues in terms of transport and highways, therefore, no amendments have been proposed in this matter.

(b) contamination risks in relation to the building,

It is stated by the applicant that the site has no history of contamination; therefore, it is considered that the site should not be considered contaminated land as described in Part 2A of the Environmental Protection Act 1990 (a). Based on the above, there are considered to be no contamination risks in relation to the building.

Given the above, no changes have been made in relation to contamination risks.

(c) flooding risks in relation to the building,

The submitted flood risk assessment is not considered through enough to adequately assess the risk to future occupants of the proposed dwelling. It acknowledges that its is in Zone 2 but does not note that it is also in a Critical Drainage Area. It simply states that as this is an existing building, with no changes propose to interior of exterior floor or ground levels or to existing doors the proposal result in no additional flood risk. However the proposed residential use is defines under the Government's flood risk vulnerability classification as a 'more vulnerable' while the existing use is defined as 'less vulnerable'.

Given that the previous assessment highlighted the insufficient information in relation to Flood Risk Assessment, a new FRA has been produced to accompany the application. The FRA has been completed by Oakshire Environmental and as such, it is considered to address the concerns highlighted during the previous application. More details about the mitigation measures in terms of flood risk have been included in the aforementioned report.

(d) whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use—

(i) on adequate provision of services of the sort that may be provided by a building falling within article 3(6)(c) (laundrette) of the Use Classes Order, but only where there is a reasonable prospect of the building being used to provide such services,

Given the sites location and the high level of private rented property in the area the number of people dependent on laundrettes is likely to be higher than the national average. No information has been provided by the applicant setting out the availability of alternative laundrette facilities within the area.

No information has been provided regarding how regularly the laundrette is used or its continuing viability. No marketing information has been provided.

A Marketing statement and the Accounts details have been submitted as part of the current application. As it can be seen on those documents, the laundrette has been operating at loss for the last two years. The decline in sales associated with the increasing running costs mean that the business is no longer viable. There are online alternatives that are gaining market share and therefore, reducing the need of on-site laundrette facilities.

There are other alternatives in the White Hart Lane area which, in combination with the online alternatives are considered sufficient to serve the local community.

The premises have been advertised for their current use since January 2022 with little interest from prospective buyers. The only potential buyer who requested more information immediately withdrew from the bid as soon as the operating losses were brought to his attention.

(e) the design or external appearance of the building, and

No changes proposed to the exterior of the building.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

The bedroom is reliant on very small high-level window for natural light. In the absence of a daylight assessment, it has not been demonstrated that all habitable rooms will receive adequate natural light.

An internal daylight and sunlight study has been prepared to accompany the current application. The conclusion from this study is that the sunlight and daylight conditions of the proposed dwelling will exceed the minimum requirements and as such, the proposal is compliant with the regulations.

Conclusion

After the refusal of the previous application, we have worked together with the applicant to improve the proposal and to add the details that could enable the LPA to have a proper understanding of the proposal to allow a more detailed assessment of the change of use. It is considered that the current application includes the details highlighted during the previous application and it is also considered that the details added as part of the current application confirm that the proposal is acceptable and as such, the change of use should be acceptable to the council.