



Officer Report

Application Number:	HGY/2023/2625
Application Type:	Full planning permission
Address:	46 Avenue Road, Hornsey, London, N6 5DR
Proposal:	Conversion of a two unit residential building into a four unit residential building;, including changes to the windows in the rear elevation, addition of new windows to the side elevation, extensions to the roof and rear elevation, the addition of new skylights to roof, modifications to the rear back garden to create a communal space, and the construction of bike and stores.
Case Officer:	Josh Parker
Valid Date:	02/10/2023
Applicant:	Seale Jones
Agent:	Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site is No 46 Avenue Road, N6 5DR. The site is located on the Southwestern fringes of the Crouch End Conservation Area within the North London Borough of Haringey. The site is positioned outside of the Haringey Family Housing Protection Zone. Although located within the Crouch End conservation area, the building itself is not listed and the vast majority of original features have been maintained.

The northern portion of Avenue Road is comprised of large semidetached 3-storey Victorian dwellings with identical bulk on the front elevation. All sites have vehicle access to the front and large rear gardens which back on to St Aloysius' College Sports Grounds.

PROPOSED DEVELOPMENT

The applicant is proposing the following works:

Conversion of a two unit residential building into a four unit residential building; changes to the windows to the rear elevation including dropping some window sill heights to create French doors, and changes to the finishes of the glazing ; addition of new windows to the side elevation; minor extensions to the roof and rear elevation; addition of new skylights to roof; modifications to the rear back garden to create a communal space; construction of bike store; construction of a refuse store.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HYG/2003/1034 Alteration to Dormer Window, Access from Dormer Window to New Balcony

HYG/2018/2621 Erection of single-story Lower Ground Floor Side Extension & Lower Ground Floor Single Story Rear Extension

The planning history of the site has been considered when coming to this decision. Neighbouring properties have received permission for extensions, alterations, and residential conversions.

CONSULTATION

LBH conservation – No objections.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:4

Support:0

Objections summarised:

Objection	Officer Response
General overdevelopment of the site going from 2 to 4 flats.	Flats have substantial ground floor space, amenity space, transport means and waste and refuse additions.
The creation of some balconies and windows creates privacy issues for neighbours.	Agent revised the drawings to revise the initial balconies and windows.
Further development would exacerbate existing parking issues.	1 off street parks would be retained to the front of the address and 8 spaces for bikes in the rear storage would also be available. There would be no additional bedrooms. See Parking Transport discussion for more.
Mist, water and noise discharge from the new bathroom extractors would discharge on to the neighbour and compromise the dwelling	There appears to be ample space between neighbouring dwellings, these extractors purposely designed for domestic use of this kind.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance of Crouch End Conservation area;
3. Impact on neighbouring occupants;
4. Accommodation standards;
5. Parking and transport;
6. Waste and refuse.

1. Principle of Development:

Supply of housing

Providing additional residential unit is consistent in respect of Government, London and local plan policies in respect of increasing housing supply and higher levels of density in relation to

accessible locations, with both the 2021 National Planning Policy Framework (NPPF) and new London Plan putting particular emphasis on 'small site' development.

The London Plan (2021) sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 - 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum. Policy H1 of the London Plan 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites.

The Haringey Local Plan Strategic Policies DPD 2017 (SPDPD), sets out the long-term vision of the development of Haringey by 2026 and sets out the Council's spatial strategy for achieving that vision. Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the stated minimum target.

In light of the above, the provision of additional flats in this location is acceptable in course that there is compliance with all other policy provisions and acceptability in terms of actual impacts. These potential impacts are addressed in the remainder of this report.

2. Design and Appearance Comments:

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The building would see the ground floor flat remain as is. The rest of the dwelling which is currently a single dwelling that occupies 3 floors would be subdivided to provide 3 individual flats, broadly allocated as 1 flat per floor, all of which are to be accessed via the existing single staircase and/or communal ground floor entrance reception. Each flat is to be allocated external amenity space accessed either directly from the dwellings or via private access to the rear garden. There is a no longer any change to the roof space as the applicant has opted to retain the roof lines with officers advice.

Works would not add much to the overall general appearance of the appearance of the building and therefore the proposed additions would not appear out of character and would be subordinate to the host building. The materials and window replacements would be timber framed to match the existing and this can be conditioned to ensure that materials are of a high quality and sympathetic to the host building and area.

The additions are moderate and with the amendments made are mindful of the surrounding massing/proportions therefore subject to conditions would be have a neutral effect on the conservation area and beyond.

3. Amenity Comments

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The comments raised in the objections flagged the proposed balconies to the rear and the opportunity of introducing further overlooking. Following the objection the drawings have been revised with much more modest additions, largely retaining the exiting terraces/balconies and retracting the initially proposed platforms. These would now have Juliette balconies opposed to a platform that projects beyond the exiting dwelling on the respected floors and therefore the balcony objections have been addressed through the sympathetic design.

44 Avenue Road– Shares a party wall with the subject building to the east. As such the amenity concerns have not been largely altered beyond the additional flats. As such, the difference between the proposed layout and the existing on the eastern neighbours when assessing light, sense on enclosure and privacy would be negligible.

48 Avenue Road – sits to the western side of the subject site located approximately over 3m from the application building. As such, there are a number of windows introduced and, in some cases, reduced on this elevation. All new windows would be either obscured and or stained windows to address the neighbouring concerns voiced in the objections. All but one window on the western elevation would be full transparent, being sited on the roof slope. This window faces into the side of No. 48, and not directly or indirectly into any obvious windows on the neighbouring building and therefore the new/introduced elements would be acceptable when considering the amenity tests in the western neighbours.

St Aloysius College – sits to the absolute rear of the development behind large mature trees. Due to the vegetation, separation and the nature of the college sports grounds the site would not be affected by the addition of the 2 flats.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

4. Standard & quality of accommodation

London Plan (2021) Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The government's 2015 'Technical housing standards – nationally described space standard' (NDSS) is also relevant.

Unit No	Type/ Size	GIA	Private Amenity Space	Communal Amenity Space
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Flat A	3 bed 5 person	150	55.6sq.m	0
Flat B	2 bed 4 person	80	64.84	256
Flat C	2 bed 4 person	89	6	256
Flat D	2 Bed 3 person	69	12.5	265
Total	9 Bed 16 persons	388	Appox (139)	256

The development will provide 2 new residential units, with the size of such units meeting the minimum area standards as required by the London Plan, with each unit including a living room, kitchen diner and WC at ground floor level, along with amenity space on existing terraces or to the rear. The proposed units would be dual aspect and would be well lit in terms of daylight and sunlight as the window configurations would be similar to existing.

The proposal will deliver a mix of residential units, including 1 family sized home which would be retained (3+ bedrooms) and will contribute neutrally in terms of providing a greater mix of housing in the area.

5. Parking & transport

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

The Site has a PTAL rating of 4, which is a good score. The site being a short walk from Swiss Cottage, South Hamstead or St Johns Wood London Underground stations being approximately 600m - 900m (5-10minute). All stations provide connectivity to London's underground and overground train network. The site is within 2 minutes from bus stops located on Adelaide and Finchley Road which provide access to multiple bus services.

It is noted that from 2011 census records average car ownership per household in the Fortis Green ward was 0.9 vehicles per household. However, given only one of the units here is a family sized unit, it is expected that the actual parking demands that would be generated will be lower. Although there has been no additional off-street parking directly proposed, the off street parking spot would be retained complete with an electrical charging point. Although there would be no additional bedrooms created the additional units would be expected add parking stress however, because of the location and scale of the development, the addition of one or two cars would not cause significant harm to the existing parking situation.

Further sustainable transport arrangements include the adherence to London Plan requirements for on-site cycle parking provision. Cycle parking is shown in the rear garden submitted, with such cycle parking to be covered and secured, as to be delivered by a condition imposed. Specifically, a total of 8 secured and covered long stay cycle parking spaces are proposed to be provided.

Overall, it is considered that the addition of the dwellings would not materially impact parking conditions or the highway network.

6. Waste and recycling

DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

Refuse will be collected through the same refuse vehicle that collects refuse from the existing Lynton Grange apartment block. Refuse will be wheeled from the communal bin store along the short access road to the refuse vehicle. Waste storage would serve all units with separate storage the provision of four x 240L refuse; four x 240L recycling and four x food waste store.

Conclusion

The proposal is considered moderate and acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

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.

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.

- 4 Prior to the first occupation of the approved development, the refuse storage area shown on approved drawing number 1522-GA-112-P5 shall be implemented in accordance with the approved details and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 5 Prior to the occupation of the approved development, the cycle parking arrangements shown on approved drawing number 1522-GA-110-P5 shall be implemented in accordance with the approved details and permanently retained thereafter.

The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Informatives:

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: 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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.