



Officer Report

Application Number:	HGY/2023/3288
Application Type:	Full planning permission
Address:	Flat 2, 46 Tetherdown, Hornsey, London, N10 1NG
Proposal:	Sub-division of existing 2 bedroom flat into two separate self-contained 1 bedroom flats.
Case Officer:	Ben Coffie
Valid Date:	18/12/2023
Applicant:	Mr Xanthos Michael
Agent:	Mr Christopher Wickham

RECOMMENDATION

Approve with Conditions

1. Site location

The subject site is two storey semi-detached property converted into flats. The site is located on the eastern side of Tetherdown. The area is predominantly residential in character and with similar housing designs and typology. The site does not contain a listed building however it is located within the Muswell Hill conservation area.

The property is not located within a conservation area. The property is located within a 'Family Housing Protection Zone', as introduced in the 2017 local plan to restrict further residential conversions in areas identified as already having a high concentration of converted properties.

2. Description of Proposal

The application seeks planning permission to subdivision of existing 2 bedroom flat into 2 x proposed 1 bedroom flats. The existing two bedroom flat has a ground floor master bedroom and a second bedroom at first floor level with a kitchen and living room.

The conversion proposes a 1 bed 1 persons flat with a ground floor living space and kitchen and a first-floor bedroom as flat 1. Flat 2 is a 1 bed 1 persons flat at first floor level. There are no proposed external extensions or alterations.

It is recognised this application is a resubmission of a recent refused application with ref: HGY/2023/0935 refused for the following reason:

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. Relevant Planning and Enforcement history

HGY/2002/1353,

Address: 46, Tetherdown, London, N10 1NG, London

Proposal: Extension to second floor at rear involving new walls up to existing parapet height and construction of new flat roof,

Decision Date: 6 November 2002

Decision: Refuse

HGY/2003/1374,

Address: 46, Tetherdown, London, N10 1NG, London

Proposal: Installation of rear dormer window to roof to provide new kitchen area.,

Decision Date: 23 September 2003

Decision: Approve with Conditions

HGY/2018/0327,

Address: 46, Tetherdown, London, N10 1NG

Proposal: Single storey rear extension,

Decision Date: 21 March 2018

Decision: Approve with Conditions

HGY/2023/0935,

Address: Flat 2, 46 Tetherdown, Hornsey, London, N10 1NG

Proposal: Sub-division of existing 2-bedroom flat into two separate self-contained 1-bedroom flats.

Decision Date: 6 July 2023

Decision: Refuse

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No objection.

5. Local Representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 14

Objecting: 0

Supporting: 0

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Waste management

Principle of development

Principle of additional housing/ conversions

The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines 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 minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

The Mayor's Housing SPD (March 2016) refers to the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households (para. 1.2.34).

"To reflect the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households, it is important local policies and decisions are based on robust evidence and take account of strategic housing requirements. As a general principle, locally restrictive policies, including those based on 'conversion quotas', should not be applied without robust justification".

The proposal would add additional residential units to the borough's housing stock, which would work towards meeting the above identified housing delivery objectives for the borough. The principle of additional housing is therefore acceptable.

Design and appearance

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.

The proposal would not involve any external works to facilitate the conversion of the existing two bed flat to create two new flats. On this basis the proposed would not result in any detrimental impacts against the character and appearance of the host property or the immediate area.

Standard and quality of residential accommodation

London Plan 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 criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The proposal would see the existing property sub-divided into self-contained units as follows:

Unit no.	No. beds/persons	Floorspace (sqm)	London Plan requirement (sqm)	Amenity space provision (sqm)
Flat 1	1b 1p	39.6m2	N/A	0m2
Flat 2	1b 1p	37.2m2	58m2	0m2

All the proposed units would meet the minimum space standards, and all the bedrooms meet or exceed minimum floor areas set out in the technical requirements.

The layout of Flat 2 has been reconfigured, whereby the bedroom has been moved to the rear to maximise light and outlook. All the flats have suitable outlooks to the front and to the rear and will be dual aspects, allowing adequate light into the space and bedrooms. The proposed scale of the courtyard of ground floor flat is considered acceptable to allow light into two bedrooms 2 and 3. The upper floor flat 2 would have access to adequate outside amenity space from the roof terrace and occupiers of flat 1 will have access to the rear garden.

The floor to ceiling height for all the flats are considered acceptable as they will exceed the minimum height of 2.5m as set out by the London plan 2021.

Although the development would not provide any external amenity space for flat 3, the space is considered to be generous and open, therefore officers take the view that this flat will provide an acceptable level of accommodation for its future occupiers.

Given the above, the proposed units would provide an acceptable standard of accommodation for future occupiers.

Impact on neighbouring amenity

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.

Given the changes as proposed in this current application does not involve any external additions, Officers do not anticipate the significant rise of adverse impacts against the amenity of the occupiers of the existing flats.

Moreover in terms of noise and nuisance the property is currently a set of flats and the creation of two 1 bed flats to replace a 2 bed flat would not result in any overbearing levels of noise and nuisance to occupiers of existing neighbouring sites.

Transport considerations

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 (2017) 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 DM Policy (2017) DM31 'Sustainable Transport'.

The development would not provide any off-street parking space for the development. However, 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 to the existing units, and therefore would not result in an unacceptable impact upon highway conditions or public transportation networks.

The Council's Transportation Team was not consulted and however according to the London Plan policy T5 would need to include the provision for 2no. cycle parking places. No details of space for cycle storage have been provided. Further details of secure sheltered cycle storage to meet London Plan standards shall be conditioned to be submitted and approved by the LPA, and subsequently implemented prior to occupation if the LPA were mindful to approve this application.

The proposal is therefore acceptable with regards to parking and highway safety considerations.

Waste management

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

The Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough

No storage has been provided within the site as part of the proposal. However, it noted that there would be an existing waste collection arrangement for the existing flats. Therefore, the proposed flats will fit within the current waste collection arrangement in the area.

Conclusion

The proposal is considered to be acceptable in design terms, the appearance of the building and this part of the conservation area. The conversion will not adversely impact the residential and visual amenities of neighbouring occupiers. The standard of living accommodation for future occupiers is considered acceptable. Adequate waste management facilities have been provided.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be **granted** for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL Applicable

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

8. Recommendation

The application is recommended for approval.

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 Details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 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.