

Application Number:	HGY/2023/3336
Application Type:	Householder planning permission
Address:	469 Green Lanes, London N4 1AJ
Proposal:	External alterations following approval to convert building from Commercial to Residential (under LPA ref: HG Y/2023/2670), including alterations to exterior fenestration and installation of roof lights
Case Officer:	Oskar Gregersen
Valid Date:	15/12/2023
Applicant:	Mr Yian Stavrou
Agent:	Mr Matt Coombes

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for exterior alterations to a newly approved dwelling that was previously a garage/storage unit. The proposal seeks to regularise the appearance of the site as a self-contained dwellinghouse, complete with replacement of a roller shutter door with three windows, Juliet balcony, and front door, as well as installation of three rooflights on the front slope.

Site and Surroundings

The application site is a former storage unit/garage, that through prior approval, has permission to become a single bedroom maisonette dwelling. The site is located at the rear of a site fronting green lanes, with the principal elevation facing an alley to the rear of the main building, the site is accessed via Mattison Road.

The surrounding area is largely residential with Green Lanes providing the bulk of shopping and food amenity. The site is not located within any conservation area, and is not locally listed.

Relevant Planning and Enforcement history

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

HGY/2023/2670 | Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town

and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class MA
Not Required

LOCAL REPRESENTATIONS

The application has been publicised by way of 20 letters. 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: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Standard and quality of residential accommodation;
3. Impact on neighbouring amenity;

Design and appearance

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

The application site is a garage that has been approved for conversion into a single bedroom maisonette via prior approval, with this application seeking exterior alterations to regularise the appearance of the building as a dwelling. Permission is sought for the removal of the south facing roller shutter door to be replaced with brick and windows, as well as alterations to the existing fenestration and access.

Permission is sought to create larger window openings, complete with Juliet balcony at first floor level, and the installation of No. 3 rooflights on the eastern elevation. Additionally it is sought to install a clerestory window at ground floor level and two windows at first floor level on the southern elevation.

The proposed changes introduce features that help the building to appear more as a purpose-built house rather than an ex-storage unit. In specific the larger windows, Juliet balcony, improved front door, and window details on southern elevation help the site blend in with the surrounding residential context by introducing features similar to the surrounding houses.

Materially, the submitted design and access statement states that the door will be aluminium, as will the windows which will be powder coated. These material choices would be consistent with the surrounding area and would be compliant with policy.

Overall, the proposed appearance would help the building to blend with the surrounding houses, and appear as if purpose built. As such, it would not appear at odds with the character of the area and would be generally compliant with DPD Policy DM1 and can be approved.

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 development as approved provides an acceptable standard of living space for a single bedroom dwelling. The proposed alterations to fenestration and removal of the roller shutter seek to improve the living conditions of occupants through improved access to light as well as increased thermal insulation.

Additionally it is proposed to internally insulate the whole building, install an internal Air Source Heat Pump, and double glazed windows and doors to increase thermal capacitance of the site and improve conditions for residents.

Overall the changes proposed in this application would benefit residents by creating a brighter, warmer, and more accessible dwelling.

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.

In its current form the site does not overlook or intrude on any neighbours. The proposal seeks to replace a roller shutter door with a brick wall, with three windows on the southern elevation to increase the activity of the elevation. The new larger windows and door would face east and south towards the rear of the building fronting Green Lanes, and as such it is deemed that the changes to fenestration would not cause any issued of overlooking and would be compliant with relevant policies.

Conclusion

The proposal is considered acceptable as it would improve the living conditions of the dwelling by increasing access to light and thermal capacitance whilst also creating an external appearance more coherent with the surrounding housing.

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

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following condition(s)

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.

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: 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.

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.