



# Planning Statement

153 PHILIP LANE N15 4HQ

PREPARED ON BEHALF OF:

H MARRIOTT DORSET HALL NURDERY - PARKSIDE

FEBRUARY 2024

## **DOCUMENT CONTROL**

**Project:** 153 Philip Lane, N15 4HQ

**Client:** Hawa Marriott

**Our Job Ref:** 2024/COU/Philip Lane

**Author:** A Qureshi

**Date:** 14<sup>th</sup> February 2024

**Revision:** 03



145 Wensleydale Ave, Essex IG5 0ND

(0044) 0208 5509524

**Rightplan Ltd** Registered in England

# Contents

|     |                                                             |    |
|-----|-------------------------------------------------------------|----|
| 1.0 | Executive Summary.....                                      | 3  |
| 1.1 | <b>Introduction</b> .....                                   | 3  |
| 2.0 | Site Location and Description .....                         | 5  |
| 2.1 | <b>Application Site</b> .....                               | 5  |
| 3.0 | Relevant Planning History .....                             | 8  |
| 4.0 | Development Proposal.....                                   | 9  |
| 5.0 | Planning Policy .....                                       | 9  |
| 5.1 | <b>Planning Policy Context</b> .....                        | 9  |
| 5.2 | <b>National Planning Policy Framework (NPPF) 2023</b> ..... | 10 |
| 5.3 | <b>London Plan 2021</b> .....                               | 10 |
| 5.4 | <b>Haringey Local Plan</b> .....                            | 11 |
| 6.0 | Key Planning Considerations.....                            | 11 |
| 6.1 | <b>Principle of Land Use</b> .....                          | 11 |
| 6.2 | Conversion of Residential Use .....                         | 12 |
| 6.3 | Introduction of Pre-school/Nursery Use.....                 | 12 |
| 6.4 | <b>Employment Generation</b> .....                          | 19 |
| 6.5 | <b>Design</b> .....                                         | 20 |
| 7.0 | Conclusion.....                                             | 21 |
|     | Appendices.....                                             | 24 |
|     | Appendix 1 Historic C/Tax Records.....                      | 25 |
|     | Appendix 2 Evidence of Marketing .....                      | 27 |
|     | Appendix 3 Capacity Needs .....                             | 29 |
|     | Appendix 4 Ofsted Reports .....                             | 30 |
|     | Appendix 5 Affidavit.....                                   | 32 |

# 1.0 Executive Summary

## 1.1 Introduction

- 1.1.1 This planning statement has been prepared by Rightplan on behalf of Hawa Marriott - Dorsett Hall Nursery- Parkside ("the Applicant"). It is submitted to the London Borough of Haringey ("the Council") in support of a planning application for the proposed Change of use to class E(f) Day Nursey at the site known as 153 Philip Lane, London, N15 4HQ ("the Application Site").
- 1.1.2 The application site is a vacant two-storey building with private amenity space to the rear. The site is located within the Clyde Circus Conservation Area. It is not a listed or locally listed building.
- 1.1.3 This planning application seeks full planning permission for the change of use of the whole site into a daycare/nursery which is to be operated by an experienced service provider of the same use in very close proximity. The proposals have been informed through knowledge of the existing site history obtained from the present owner's knowledge of the historical uses.
- 1.1.4 It is demonstrated in this planning statement that the site has been vacant for almost a year. The size of the building makes it difficult to sell or rent due to the market value and lack of local buying power. The site has not been a sole residential-use property. Further, funds required to convert the site to smaller residential units are not available.
- 1.1.5 The statement demonstrates there is a significant demand for the proposed use, with a high probability that demand is only going to increase in the future. This is supported by evidence from the Council's own published research and the applicant who owns two nurseries, within the same ward, which both hold waiting lists.
- 1.1.6 The Local Plan has not identified any suitable sites for this use, particularly in this location. The site is a rare find. It is suitably sized to accommodate the use allowing adherence to space requirements as issued by Ofsted.
- 1.1.5 The proposal will also prevent a period building from falling into further disrepair. The statement will also demonstrate how the proposal will not result in any unacceptable harm and is not out of character for this area.
- 1.1.6 The proposed use is therefore considered to fully align with the NPPF, London Plan and Local Plan Policies and relevant supplementary guidance.

1.1.7 This Planning Statement should be read in conjunction with the following additional documents:

- Application form
- Design and Access Statement
- Site Location and Existing and Proposed Plans
- Transport Statement
- Heritage Statement
- Acoustic Report

## 2.0 Site Location and Description

### 2.1 Application Site

- 2.1.1 This 500+m<sup>2</sup> site is located in the Tottenham Central ward and falls in the administrative boundary of the London Borough of Haringey. It is located within a mixed-use area comprising 1-2 storey detached, semi-detached and terraced Edwardian and Victorian houses. It is close to local shops, a converted pub and low-rise flatted developments of varying styles. The application site is in Flood Risk Zone 1 (low probability of flooding). The site is within the Clyde Circus Conservation Area but is not locally listed and does not sit adjacent to any listed building.
- 2.1.2 As shown on the location plan and Figure 1 below, the application site is located on the southern side of Philip Lane (B153) which connects with the A10 to the east and West Green Road (A504) to the west. The site is well-connected to public transport via bus, tube and rail giving the site a PTAL rating of 2. This indicates an adequate level of access.



Figure 1 Aerial Photograph of site looking north

- 2.1.3 Philip Lane is a main route comprised of a mixed-built form. Around the application site on the south side of Philip Lane are several semi-detached and detached houses. Some of these have been converted to flats but retain the original built form and development pattern of the forecourt/garden to the front, with long gardens to the rear. In the main street elevation, the building line provides a cascading effect, with each building set further back from the neighbouring property.
- 2.1.4 Number 151 Philip Lane, to the east of the application site lacks period architectural detail, unlike other properties in the area. This was built after the late Victorian period and has been converted into 4 flats. The properties to the west of the site, 155-157 Philip Lane, are semi-detached houses which are also converted to flats and no. 159 is a listed building, also converted to flats. Opposite the property stands a row of Victorian terrace houses which retain many of the features on the front facade.
- 2.1.5 The application site appears as a double-fronted Victorian detached property, which is 'joined' by a single-storey rear extension to its neighbouring property. The site enjoys a single entrance leading to a wide hallway with a staircase in front and rooms coming off to both the left and right. The staircase has retained some original features but is in a state of disrepair. On the ground floor, there are 3 rooms poorly partitioned and a shower room, kitchen, store and access to the basement cellar and garden. The top floor retains an original window to the rear in the hallway, two bath/shower rooms, and three rooms, with another that has been partitioned.
- 2.1.6 There is visual evidence indicating that the property was being used as a house in multiple occupation.



Figure 2 View of 153 Philip Lane from the street

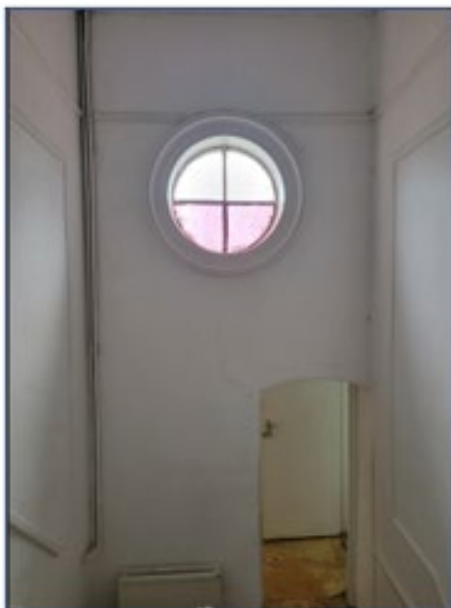


Figure 3 Upper Floor Hallway



Figure 4 View of rear garden

## 3.0 Relevant Planning History

- 3.1 The application site has been subject to several planning applications. These are detailed below:
- 3.2 Ref: OLD/1981/1260 - Planning permission was granted for the erection of a lobby extension at the rear. We believe this is still standing. The decision was given on 13th Feb 1981
- 3.3 Ref: OLD/1988/1507 - Planning permission for change of use to a hostel for homeless persons. This application was refused and the decision was made on 10th May 1988.
- 3.4 Ref: HGY/1990/0855 Planning permission was approved to convert the site into 2x 3-bed self-contained flats. The decision was given on 25h October 1990. It is unclear whether this permission was ever implemented.
- 3.5 Ref: HGY/1997/0805 Conversion into 2x3-bed self-contained flats, again this was approved and decision given on 14th October 1997. It is possible this application was resubmitted following the lapse of the previous consent. There are three postal addresses for 153 Philip Lane including Ground floor Flat A 153 Philip Lane and First floor Flat B, 153 Philip Lane N15 4QH. This suggests the conversion was undertaken.
- 3.6 Ref: HGY/2016/3250 This is the most recent application and it sought planning permission for the Conversion of the dwellinghouse into 3 x 2-bed flats, 1 x 1-bed flat, 1 x studio flat and the addition of a mansard roof with front and rear dormers and an erection of a two-storey rear extension. This application was refused on 25th November 2016. The main reason for the refusal included the lack of provision of a family-sized unit, poor quality, overbearing design and not in keeping with the character of the conservation area. At the time of the application, the site was described as a single dwelling unit.
- 3.7 While there is no further planning history available online, we have been reliably informed by the current owners, that the site did not always operate as a residential unit and was in fact built for a drapery business, hence the name over the door 'Fyne-Phit House'. The property was used as combined residential and business premises for many years until it was acquired

by a local flooring company in 1965, Myers (Ideal Supplies) Ltd. It was used for a time as a business premises and storage facility. Contrary to the 2016 application description, the property has not been used as a single residential unit for many decades and council tax bills have been supplied to evidence this.

## 4.0 Development Proposal

- 4.1 The current proposal seeks to change the use of the site to a children's day-care nursery. The proposal intends to use the entire premises for this use. This is necessary to meet the standards required by Ofsted. The size of the property makes investment viable to allow refurbishment and enable the provision of this use.
- 4.2 The facility would accommodate 50 children in line with the space requirements given by the Ofsted and Department of Education guidance. The proposed hours of operation are Monday to Friday from 07:30 to 18:30. The nursery will be closed over the Christmas and New Year period and the August Bank holiday week. The site would remain open for 50 weeks/year.
- 4.3 The age of children attending will range from between 6 months to 5 years. Rooms are used based on the different age groups.
- 4.4 A more detailed explanation of the proposal is provided in the Design and Access statement.

## 5.0 Planning Policy

### 5.1 Planning Policy Context

- 5.1.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, any planning application for new development should be judged in accordance with the development plan, unless material considerations indicate otherwise.
- 5.1.2 In addition to the National Planning Policy Framework (NPPF) 2021, the development plan for the site comprises the London Plan (2021) and the Haringey Local Plan: Strategic Policies DPA

and Development Management DPD (2017) and Proposals Map (2017) adopted in 2017. LB Haringey has an emerging Local Plan which is still going through due process. The application site also falls within the Tottenham Area Action Plan.

## 5.2 National Planning Policy Framework (NPPF) 2023

- 5.2.1 The NPPF sets out the Government's planning framework for England and is a key material planning consideration. Paragraph 11 of the NPPF requires that, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development unless any adverse impacts would significantly outweigh the benefits when assessed against all relevant policies.
- 5.2.2 Paragraph 97 of the NPPF states that planning decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. Further paragraph 124 (c) gives substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Additionally, paragraph 127 advises local authorities to take a proactive approach to making more effective use of sites that provide community services such as schools provided this maintains or improves the quality-of-service provision and access to open space.
- 5.2.3 Last, paragraph 203 advises in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

## 5.3 London Plan 2021

- 5.3.1 The new London Plan (2021) was formally adopted in March 2021 and provides a statutory spatial development strategy for Greater London, setting out a framework for how London will develop over the next 20-25 years.
- 5.3.2 Key London Plan policies considered relevant to the determination of this application are listed below:
- Policy GG2: Making the best use of land

- Policy D4: Delivering good design;
- Policy DS: Inclusive Design;
- Policy S3 Education and childcare facilities
- Policy E2 Providing suitable business space
- Policy E11 Skills and Opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy T6 Car parking

5.3.3 In particular, Policy S3: Education and Childcare Facilities, provides direction to ensure a sufficient supply of good quality education and childcare facilities to meet demand. This involves a needs assessment to inform policy. Further, there is a need to locate facilities in an area of identified need where access via sustainable forms of travel is available.

## 5.4 Haringey Local Plan

5.4.1 The Haringey Local Plan consists of the Strategic Policies DPD, the Development Management DPD (2017) and the Proposals Map (2017). The Plans were adopted in 2017. The set of plans includes the following policies which we consider relevant when assessing the proposal:

- Policy SP1 Managing Growth
- Policy DM1: Delivering High Quality Design
- Policy DM4: Provision and Design of Waste Management Facilities
- Policy DM9: Management of the Historic Environment
- Policy DM10: Housing Supply
- Policy DM16: Residential Conversions
- Policy DM17: Houses in Multiple Occupation
- Policy DM25: Sustainable Drainage Systems
- Policy DM32: Parking
- Policy DM34: Driveways and Front Gardens
- Policy DM35: Cycle Storage in Front Gardens
- Policy DM40: Non-Designated Employment Land and Floorspace
- Policy DM51: Provision of Day Nurseries and Child Care Facilities

## 6.0 Key Planning Considerations

### 6.1 Principle of Land Use

- 6.1.2 The proposal seeks to change the use of a vacant site to a childcare nursery. It is necessary to assess how the proposed land use will meet policy. It is also important to note that while Local Plan policies hold considerable weight, the older the plan, the less likely policies reflect the current need. With this context, it is appropriate to assess whether the proposed use is acceptable

## 6.2 Conversion of Residential Use

- 6.2.1 Haringey Local Plan policies DM10: Housing supply and DM16: Residential Conversions place emphasis on retaining existing housing stock. A Local Plan designation has been given to a significant part of the borough as a 'Family Housing Protection Zone'. Policy DM16 expands on this designation which seeks to retain larger family homes and resist conversion unless the prescribed criteria can be met.

*"B Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria (b – g) ... and result in no net loss in the number of family-sized units".*

- 6.2.2 The proposal is within the family housing protection zone but the criteria of (b-g) applies only to residential conversions, which is not proposed here.
- 6.2.3 Policy D10, we believe applies to larger schemes of wider redevelopment of a major or strategic nature, hence we do not believe this policy should apply to this proposal.

## 6.3 Introduction of Pre-school/Nursery Use

- 6.3.1 The policy of most relevance is Policy DM51: Provision of Day Nurseries and Child Care Facilities. We have assessed policy requirements against these criteria as follows:

**A: The Council will only grant planning permission for day nursery schools, childminding, playgroups and related activities in residential dwellings (excluding flats) provided that:**

***a) The proposal does not result in the loss of a dwelling;***

- 6.3.2 Number 153 Philip Lane was originally developed for business and residential use, it was never intended for sole residential use. This is evident from the considerable size of the property

and the history of the site. This part of Philip Lane is a main road and is interspersed with non-residential and residential uses which combine seamlessly. Following the sale of the site in 1965, it was used as a business for flooring and storage space. It is unclear whether or when any other use was introduced on the premises between 1965 and 1990. In 1990 there is evidence of options being explored to convert the site to flats.

- 6.3.3 The site history informs us that the site was not converted to flats when the first application was granted but upon a second application made in 1997, paper evidence, suggests the site was converted to two flats, one of which was still being used in association with the original 1965 business. It is unclear when the site was converted to all residential. Information given by the Landlord confirms the site has always retained an element of commercial use (see appendix 1).
- 6.3.4 In 2019, the property was rented to a single individual for approximately 4 years but was sublet and attempted to turn the premises into a House in Multiple Occupation, without the landlord's consent. This was not permitted and the use was stopped.
- 6.3.5 The site has now been vacant for a year and has been marketed for sale since March 2023 as a single-family home, despite never being used in this way. If it were to be rented out as a single-family property, it would, if in a habitable condition, command a rent between £4500-£5000+ per month due to the significant size. In the context of the local area, it would be extremely difficult to envision a single family paying this rent. Furthermore, the building would require a very substantial amount of money spent on it to make it suitable for human habitation. The funds required to make the property fit for living are simply not available and unlikely to be. The property condition and considerable size make it unviable for local families to take up. Indeed, it is arguable whether this is or ever was a single-family home given the history of the use of the site. Further, there has been little to no interest in the sale of the property as a single house. Please see the evidence provided by the current estate agent dealing with the property in Appendix 2. It is our conclusion there is no loss of a family home or dwelling house.

***b) The floorspace occupied by the activity is ancillary to the dominant residential use;***

- 6.3.6 The proposal seeks the full use of the site to accommodate needs. As the site has not been in residential use, the question of it being ancillary is irrelevant in this instance.

- 6.3.7 The site has been vacant for over a year with little prospect of it being brought back into residential use for the reasons mentioned above.
- 6.3.8 The policy requirement must be considered in context and on balance. The local authority has not undertaken a full needs assessment as directed by London Plan policy. The Council itself has stated, in justification of policy DM51 that:
- “The Council recognises the value and importance of the provision of suitable daycare facilities for preschool children. Demand for a range of such facilities operated either from dwellings or other premises, is likely to increase over the plan period.”*
- 6.3.9 Despite this recognition, the local authority has not provided alternative sites in this locality. Local plans should be updated regularly. This plan is now 8 years old and evidence informing policies is further outdated.
- 6.3.10 The Tottenham Green ward (which this site formerly formed part of before ward boundary changes in 2022) is listed as being in the top 5 wards with the highest population growth in Haringey. The Council publishes data relating to childcare needs in its ‘Childcare Sufficiency Annual Report’ The latest report is dated November 2021-Nov 2022. In this, **it lists that the Tottenham Green Ward “is nearing capacity (for childcare spaces), therefore priority should be given to these wards to increasing capacity” Please see Appendix 3.** There is nothing to suggest the situation has improved, rather given the applicant’s own evidence, the situation has deteriorated further
- 6.3.11 The applicant has 2 successful preschool nurseries operating in the area, one operating from a listed building, which has been maintained well. Both nurseries have achieved a ‘Good’ rating from Ofsted, indicating professional adherence and good quality care and education – Please see Appendix 4. **The applicant has over 300 children on their waiting list and would not have pursued this application had the demand not been there.** Due to GDPR restrictions a copy of the waiting list cannot be provided, however, a signed affidavit has been provided confirming the waiting list exists with real names and numbers. Please see in Appendix 5.
- 6.3.12 Few properties in the area have come up with a suitable floor space that will meet Ofsted guidance. Criteria (b) of this policy does not show any recognition of the residential form of the local area and the viability of this policy. If a site is required to address the combined

requirements of Ofsted and provide residential accommodation; the question to be asked is how many existing single residential sites would be large enough to accommodate both residential use and meet the considerable requirements of space standards for a viable nursery use and business. We believe this is not possible with the current housing stock so Criteria B is therefore not relevant.

***c) The noise generated by activity would not adversely affect the amenities nearby properties;***

- 6.3.13 It is proposed the Nursery is open each weekday only and not bank holidays, 50 weeks of the year. While the proposed opening times are 7.30am to 6.30pm, play times run between 9.30am and 4:00pm. Not all children are in the garden at once. Different groups are taken out at different times and play is not continuous with gaps between playtimes as groups change and children are prepped. The number is limited to between 15 to 20 children at a time. Outdoor play can be combined with play in the garden or open spaces nearby. Downhills Park in the nearby locality is used several times a week currently for outdoor activities. This arrangement will continue with children attending this nursery. Activities inside the premises include painting, drawing, reading etc.
- 6.3.14 Lunch and nap time will last from 12.00midday to around 2.00pm with little or no noise at that time.
- 6.3.15 Outdoor play after tea, is usually more frequent in the spring and summer months. Teatime is at 4.30pm then collection of children starts from 5:00pm. Most children will have been collected by 6:00pm with just a few being there till 6.30pm.
- 6.3.16 There are no plans for cooking on-site. The kitchen will only be used to heat and prepare food servings. As the owners have a full kitchen on their other nearby premises known as Dorset Hall Nursery -Parkside, located at 336 Philip Lane, it is the intention that food will be transported in insulated wheeled boxes pulled by kitchen staff to this site. This arrangement works well with the applicants' second site 'Dorset Hall Nursery Childcare' (located at 182-184 West Green Road/ Dorset Road).

6.3.17 An acoustic report has been commissioned and provided with this application. This details that noise levels due to the proposed use will be acceptable. Mitigation of any potential noise has been considered with the installation of acoustic materials and garden including a 2m fence along the whole perimeter as well as the planting of hedging. Whilst there will be some intensification of use, this is limited to working hours. Care has been taken to ensure that any noise generated would be negligible.

***d) The activity would not adversely affect the character of the surrounding area or result in the loss of privacy of neighbouring properties;***

6.3.18 The increased activity in the area would be limited. It would also be entirely consistent in a mixed-use area where local shops are visited frequently on a main road. The activities inside the premises would not affect the surrounding area.

6.3.19 Natural screening will be provided in the garden area with new planting

6.3.20 The applicants have taken great care to respect the heritage detail of the building, despite not being locally or officially listed. The aim will be to bring the building back to use and restore it as far as possible. There are no plans to add additional extensions so there will be no loss of privacy.

6.3.21 Securing permission will mean the site will be saved from falling into further disrepair and add value to the surrounding area (including the Conservation Area). The current situation makes the site vulnerable, with no natural surveillance and potential for vandalism.

***e) Traffic movements and parking arrangements of parents/carers and staff do not detrimentally affect road safety or traffic generation; and***

6.3.22 This application is accompanied by a transport statement which details the site is not expected to generate any additional demand for parking by either parents or staff. The applicants have considerable knowledge and experience of travel patterns and travel modes used by parents/carers based on practices from their two other sites in the area. The majority of parents tend to walk to the sites to drop off their children. Often parents/carers drop off and continue onward journeys to work via train/tube or bus etc., or they live within proximity so walk.

6.3.23 Staff will be recruited from the local area and it will be made clear there is no parking due to the good transport links. The roles created in the nursery do not require the use of a car. The site is in an area of controlled parking, which further limits any demand for parking.

***f) The property can accommodate satisfactorily the number of children proposed.***

6.3.24 The site offers a gross internal area of 182 sqm. Guidance is issued by Ofsted on the amount of floor space required by each child, which varies according to their age. We have listed the space requirement and statutory teacher-child ratio in Table 1:

| Child Age | Area required per child | Staff-to-Child Ratio  |
|-----------|-------------------------|-----------------------|
| Under 2   | 3.5m <sup>2</sup>       | 1 staff to 3 children |
| Under 3   | 2.5m <sup>2</sup>       | 1 staff to 5 children |
| 3-5       | 2.3m <sup>2</sup>       | 1 staff to 8 children |

*Table 1: Space Requirements and Child-Teacher ratios (Source: [Statutory framework for the early years foundation stage for group and school providers \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/671111/statutory-framework-for-the-early-years-foundation-stage-for-group-and-school-providers.pdf) Dec 2023)*

6.3.25 Table 1: Space Requirements and Child-Teacher ratios (Source: Statutory framework for the early years foundation stage for group and school providers (publishing.service.gov.uk) Dec 2023)

6.3.26 The ground floor has a minimum of 55.49 m<sup>2</sup> of classroom space and will be used for babies. Ofsted guidance indicates that the two classrooms would be able to accommodate 16 babies when dividing 55.49 by 3.5.

6.3.27 The 1st floor has a minimum of 64.55 m<sup>2</sup> of classroom space, which, based on 2.4m<sup>2</sup> per child, an average of 2.05m<sup>2</sup> and 2.3m<sup>2</sup>, allows the Nursery to accommodate 27 children. This gives an initial total of 43 children.

6.3.28 These classroom sizes could be adjusted to accommodate some additional children, bringing the potential total up to 18 babies and 30 to 32 older children, for a total of 48 to 50.

6.3.29 With regards to staffing requirements, the number of staff these children would require are detailed in table 2:

Staff to child ratios:

| Number and age of children                 | Staff numbers proposed |
|--------------------------------------------|------------------------|
| 6 months to 2-year-olds                    | 6                      |
| 2-year-olds                                | 3                      |
| 3–5-year-olds                              | 2                      |
| Manager, deputy manager and domestic staff | 3                      |
| <b>Total Staff</b>                         | <b>14</b>              |

Table 2: Proposed Staff numbers

6.3.30 Based on the above, the building can accommodate a maximum number of 62 to 64 individuals. The space provided can comfortably accommodate this need.

**B: The Council will expect all planning applications for day nurseries and child care facilities in residential buildings and other non-residential buildings to outline:**

*a) The numbers of staff and other visitors expected to attend the facility;*

6.3.31 As stated above, the site does not propose to have more than 62-64 individuals on site. This is a maximum number, which when operating is often less, due to leave, illness, and rotas. Visitors to the site will be mainly parents collecting, registering or picking up children, or delivery visitors

*b) The days of the week and the hours when the facility will operate;*

6.3.32 Monday-Friday 7.30 am to 6.30 pm - 50 weeks of the year. Site will be closed on Bank holidays

*c) The nature of the activity;*

6.3.33 Indoor play, drawing, creative crafts, painting, reading, nursery rhymes and outdoor play.

*d) The car parking and transport patterns, including servicing of the use;*

6.3.34 As listed in the transport statement, there is no need or demand for car parking on site. Room has been created for a disabled bay. Based on evidence from the other two sites operated by the applicant, there is little to no demand for parking. Provision has been made and developed with sustainability in mind, with grass being visible where the disabled bay is proposed. It will not be marked out, except for a sign indicating disabled parking is permitted here. Please see the Design and Access Statement for further details.

6.3.35 The front garden will house the required trade refuse bins, which can be collected from the kerbside as per the current arrangement. They are to be housed in designated space on the drive.

6.3.36 Covered cycle parking on site will be provided at the same level in the rear garden which will be accessible from existing access to the side of the property.

6.3.37 A pram shed is proposed for parents who want to leave prams to go on onward journeys.

*e) **Disabled access in and around the building to promote access for all; and***

6.3.38 To retain the tiled path leading to the entrance of the site, which is a historic feature, it is proposed a portable ramp as detailed in the Design and Access statement is used on demand for wheelchair access into the building.

6.3.39 The internal layout of the site has been designed to provide level access across the ground floor. This will improve on the current situation.

*f) **The steps taken to minimise the noise impact of such uses***

6.3.40 Please refer to the acoustic report submitted with this application and the details listed above from 6.3.13.

## **6.4 Employment Generation**

6.4.1 The proposed use will add jobs to the local labour market. This should be considered as an employment-generating use. A total of 14 staff could be employed. The applicants have found locals tend to take up these offers of employment and there is no reason to think this would not be the case again for this site. The benefits of this help the wider area and the local economy. This should be viewed as a material consideration.

## 6.5 Design

- 6.5.1 London Plan Policy D3 requires development to make the best use of land by following a design-led approach that optimises the capacity of sites, while London Plan Policy D4 requires schemes to deliver high-quality design and place-making. Similarly, Local Plan Policy DM1 seeks to promote high-quality design that respects and complements the qualities and character of the local area, including any distinctive local building forms and patterns of development in terms of building line, rhythm, scale, massing and height. Concerning sites within Conservation areas, Policy DM9 seeks to guide development so that it does not detract from the character and appearance of the property or is detrimental to the host building, street scene and in this case, the Clyde Conservation area.
- 6.5.2 Design details have been provided in the Heritage Statement, which forms part of the accompanying Design and Access Statement. Listed here are details of careful consideration given to retaining and restoring the original features to make this building stand out and regain its former impressive standing.
- 6.5.3 All materials used in the front façade will match the existing original materials, and the entrance surround and pillars will be repaired. The tiled pathway will also be repaired and restored. The front garden will be restored respectfully so that it remains in keeping with the street scene.
- 6.5.4 In response to Policy DM34 (B), No marked bays are proposed for disabled parking. The disabled bay will be indicated with a sign which considers the visual impact on the Clyde Circus Conservation Area.
- 6.5.5 Cycle storage has been moved away from the front garden to the rear to keep visual intrusiveness limited. Access remains easy and will not conflict with other users entering the site as the cycle location can still be accessed directly from the front of the property's side access.
- 6.5.6 Waste will be managed in line with Local Plan policy DM4. Separate recycling and regular waste bins will be provisioned through a contract with the Council's commercial waste department. The applicant is already adhering to and using these facilities on their other sites. The bins will be located on the front drive but be screened by having a designated storage

location. The 2 bins will be less intrusive than the current 4-6 bins. Kerbside collection will remain unaffected. Please see further details in the Design and Access Statement

- 6.5.7 The current situation with the front garden will be improved so that it will be laid mainly to grass. Almost one-half will have a metal mesh through which grass will grow to allow parking when required. When no car is parked, the appearance will be of natural grass matching the other half of the tiled pathway. This will ensure most of the front garden remains a soft landscaped area, with a natural permeable soakaway, well above the 50% recommended by policy. Details of materials are provided in the Design and Access Statement.
- 6.5.8 The rear garden has been designed to ensure the area will use permeable materials to allow a functional and safe play space for young children- this cannot involve traditional hard landscaping. The material used will be a bound resin that will allow the ground to remain permeable. Soft landscaping will form almost 50% of the garden to provide the triple function of screening, noise mitigation and natural soakaway. The existing trees, while not significant, will be retained.
- 6.5.9 The internal layout as detailed has been carefully designed having considered the experience of the applicant's use of space in their other sites. The layout design will allow easy movement and access so it remains a functional space and compliant with guidance.
- 6.5.10 We believe the design aspect fully complies with the aspirations of policies DM1, DM4, DM9, DM32, DM34 and DM35

## 7.0 Conclusion

- 7.1.1 The Planning Statement has highlighted policies we think are relevant to this application and also those policies which may be considered relevant. It has indicated how the proposal meets the policies, provided relevant evidence and given reasons where it is believed some policies could not apply.
- 7.1.2 For decision making, policies must be balanced and each site must be considered on its own merits and unique circumstances.

### 7.1.3 We have demonstrated the following:

- The site is not and has not historically been used as a single-family home; the original use always had a commercial element and there is no evidence of this ever being a single-family home.
- It cannot be a single-family home today due to its size which makes this beyond the affordability reach of most locals.
- The site has been vacant for over a year. Before this, it was being let out in a sub-standard way. Given the poor standards of accommodation, arguably not fit for habitation, the property cannot be used until the necessary repairs are carried out. Due to its size, carrying out the repairs would require a significant investment, which is unavailable.
- This proposal will provide a realistic opportunity for investment required to restore the site. It will be done holistically, respecting the character of the building and stop any further deterioration. The site provides a significant heritage asset, which in our opinion stands out in the conservation area.
- The site is in an accessible location
- The proposed use would not impact neighbour amenities and produce unacceptable noise.
- The proposal offers the opportunity to give life to the site which has, to date been vacant and will only further deteriorate if not brought back into use soon
- There is an opportunity to provide local employment.
- The proposal offers improved sustainability opportunities with SUDs in the rear and front gardens, improved building materials and processes to allow higher compliance with low energy usage, less harmful emissions and conservation of water.

- 7.1.4 Most importantly, we have demonstrated there is a significant need for this use. The Council has not provided alternative sites to accommodate the proposed use. The government has recently announced an increase in child-funded places for 2-year-olds. Nursey places are not being provided for 3-year-olds so this has only exacerbated demand further. The Council's evidence from its Childcare and Early Years service details the acute need for an increase in spaces and its recommendation is to prioritise the provision of these in this ward. With a waiting list of 300, there is an urgent need to allocate sites for this use. This site due to its size provides a unique opportunity to address this need.
- 7.1.5 Local Planning authorities must balance policy priorities and give weight to sustainable development.
- 7.1.6 The alternative to this use, if not permitted, is a vacant site, which falls into further disrepair, which will add to costs for any future buyers, making the property less attractive and so the site remains vacant whereas it could be put to very good use, very soon.
- 7.1.7 We respectfully ask the Local authority to consider the case made and grant planning permission.

# Appendices

## Appendix 1 Historic C/Tax Records

**COUNCIL TAX BILL 2018/2019**  
 Haringey Council, Shared Service Centre, Revenues, P.O. Box 10505, London N22 7WJ

**Info** **M**  
 it online  
 The Council website at [www.haringey.gov.uk](http://www.haringey.gov.uk) is available 24 hours and is the quickest way  
 From, find out how to pay your council tax and download information and application forms  
 See about discounts, exemptions, reliefs and reductions.

**Haringey**  
**LONDON**

Date of issue: **03-MAR-2018**

Property Address:  
**FLAT GROUND FLOOR**  
**153A PHILIP LANE**  
**LONDON**  
**N15 4HQ**

369  
 018911/93

Always quote your account number **Account number:** [REDACTED]  
 when you contact us.

| Valuation Band D           | Charge for band | % change on last year | £       |
|----------------------------|-----------------|-----------------------|---------|
| Disabled Band (if present) |                 |                       |         |
| London Borough of Haringey |                 | 0.0                   | 1184.32 |
| Greater London Authority   |                 | 5.1                   | 294.23  |
| Adult Social Care*         |                 | 3.0                   | 97.25   |
|                            | Net             | 3.4                   |         |
|                            | Total for year  |                       | 1575.80 |

\*The council tax attributable to Haringey Council includes a precept to fund adult social care. Further information on your council tax can be found at [www.haringey.gov.uk](http://www.haringey.gov.uk).

| Charge details    |        |             |             |         |
|-------------------|--------|-------------|-------------|---------|
| Charge For Period | Band D | From        | To          | £       |
|                   |        | 01-APR-2018 | 31-MAR-2019 | 1575.80 |

**Amount you must pay** **1575.80**

You must tell us of any change during the year that may affect your entitlement to an exemption, discount, premium or reduction. Failure to notify us within 21 days of any matter that affects your entitlement may result in a financial penalty being imposed. If you know that your exemption, discount, premium or reduction is due to end we will send a revised council tax bill nearer the time.

Method of payment: **PAYMENTS MONTHLY**

FIRST INSTALMENT DUE ON 01-APR-2018  
 9 OTHER INSTALMENTS DUE ON 01-MAY-2018 TO 01-JAN-2019

1 X 153.80 *Set*  
 9 X 158.00 *Set*

(Please turn over for further information)



1/14

### Warner Road London N8

House 5 2

Grand Edwardian house set on an elegant tree-lined road at the foot of Alexandra Park. The house boasts a plethora of original features and benefits from off street parking.

Added on 20/02/2024 by Kinleigh Folkard & Hayward - Let...

KFH

📞

✉️

📌 Save

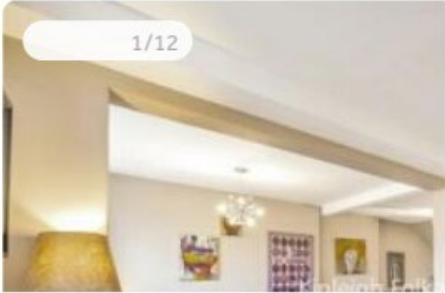
**£4,329 pcm**

£999 pw

## When you need to move fast, so do we.

Book a sales or letting valuation today.

KFH



1/12

### Weston Park London N8

House 5 2

A beautifully presented unique five bedroom house set over three floors offering fabulous living space, This property is located close to all the amenities of Crouch End.

Reduced on 25/01/2024 by Kinleigh Folkard & Hayward - L...

KFH

📞

✉️

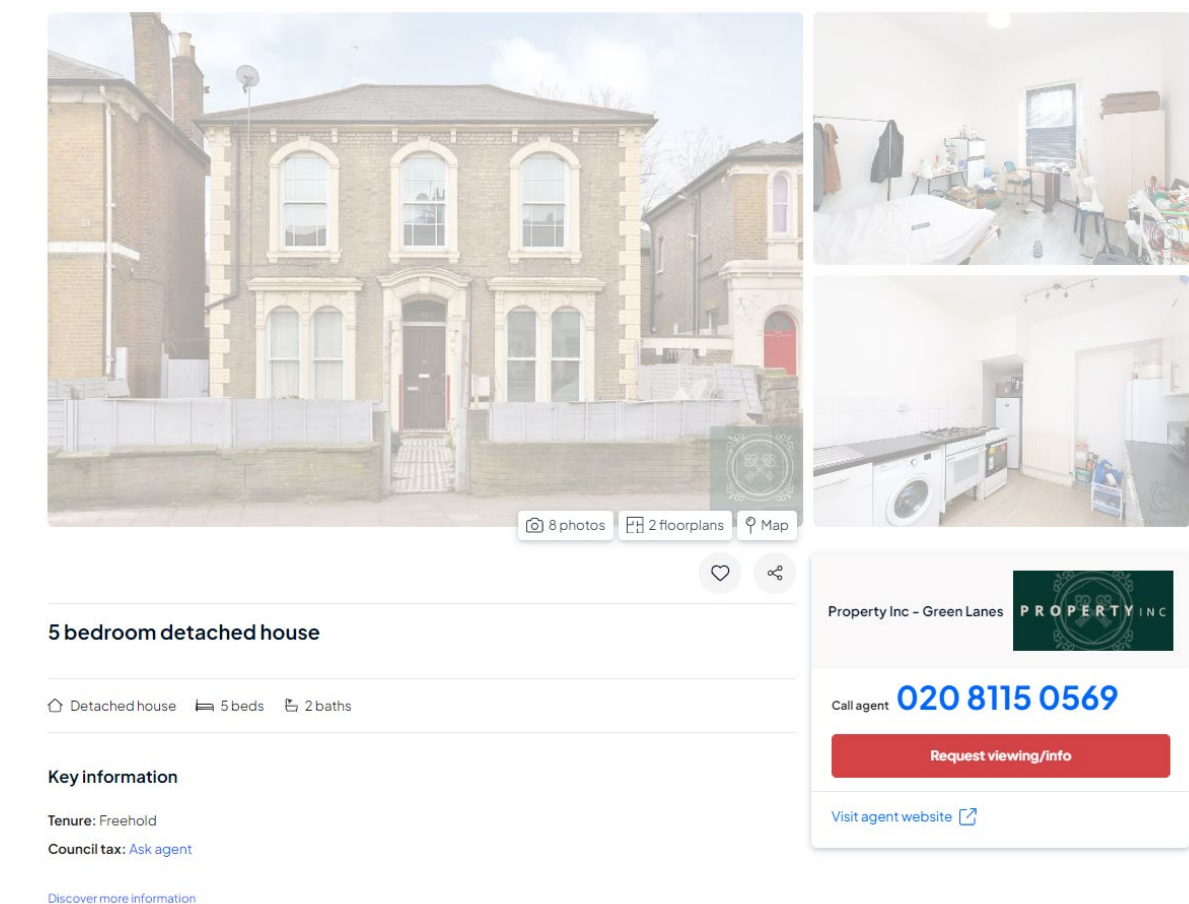
📌 Save

**£5,500 pcm**

£1,269 pw

Evidence of current market rent demand for similar properties in near area (note application site is detached and has potentially higher number of bedrooms if fully refurbished) Source Rightmove: [Properties To Rent in N8 | Rightmove](#)

## Appendix 2 Evidence of Marketing



**5 bedroom detached house**

Detached house 5 beds 2 baths

**Key information**

Tenure: Freehold  
Council tax: Ask agent

[Discover more information](#)

Property Inc - Green Lanes **PROPERTY INC**

Call agent **020 8115 0569**

[Request viewing/info](#)

[Visit agent website](#)

Evidence of online marketing – Site was marketed for £1.1million.

This image from 'onthemarket.com' website



**RE: 153 Philliplane, London, N15 4HQ.**

To whom it may concern,

The property at 153 Philip Lane, a large, detached house has been on the market since 27/02/2023 at a price of £1,200,000.

The property has not been used as a single-family home since the 1960s and has now fallen into a state of some disrepair.

There have been no offers to buy the property, despite the building being vigorously marketed via the internet, in the local press and direct approaches to interested buyers or prospective tenants.

Furthermore, in order to rent the property to a single family, the owner is looking for a monthly rental income which is out of reach of those looking for a single family home to rent in the area. The property would need to be very substantially refurbished before it would be at an acceptable standard for a single family – or a group of tenants – to occupy.

It should be noted that attempting to use the property as an HMO would not meet with the Council's approval and would again require very expensive to bring it up to an acceptable standard.

The Dorset Hall Group has made an offer to the landlord to take on the property on a long lease at a rent acceptable to him, with an option to later buy the property. They also have the funding in place from their own resources to renovate the building to an acceptable standard and make the large garden into an exciting play area.

In conclusion there is no realistic prospect of the property either being sold or leased as a private family home.

Yours sincerely,

Director



**Phone.**  
020-8432-8172

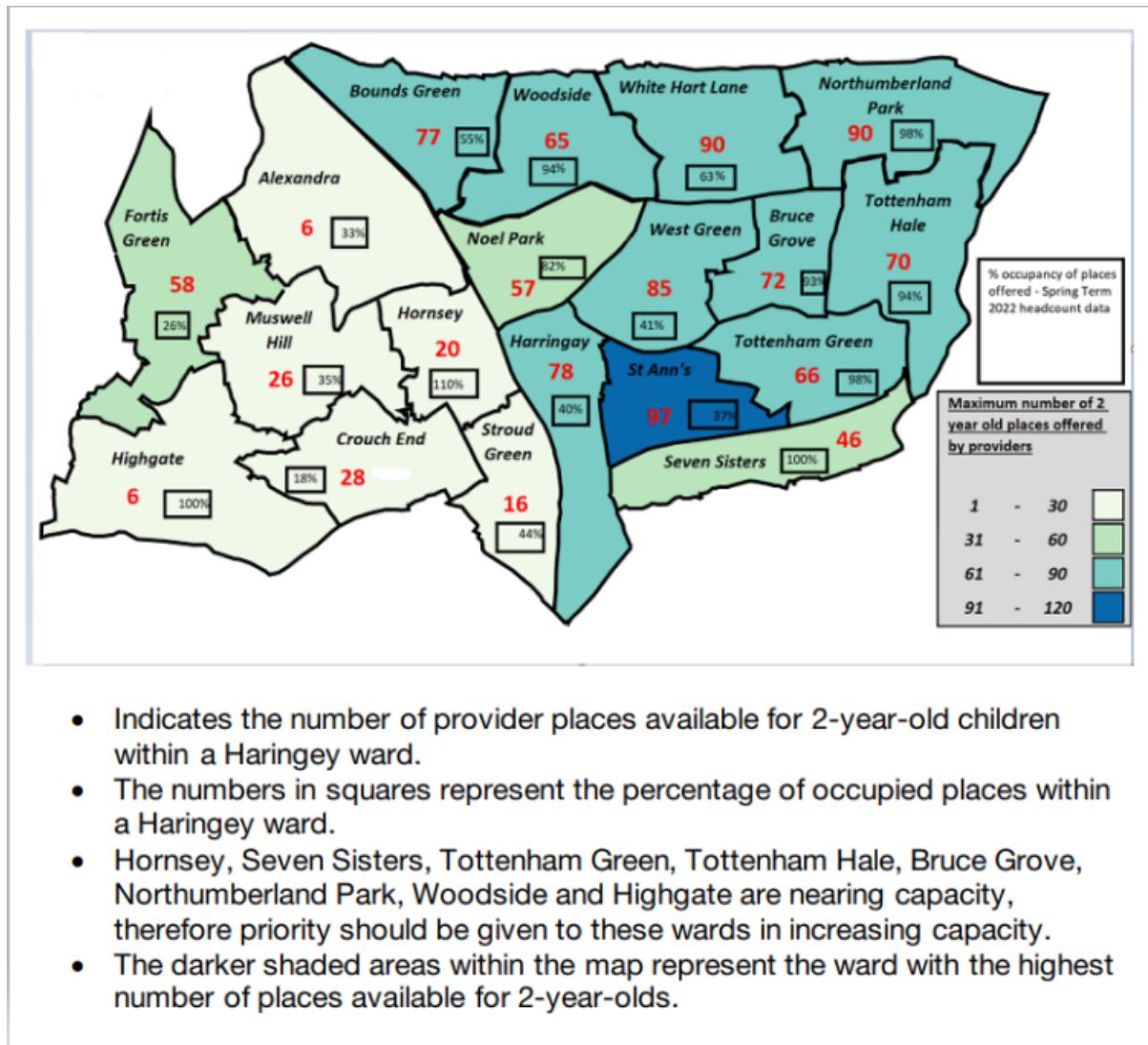


**Email.**  
info@greentickpropertygroup.uk



**Address.**  
32 - 34 Lumina Way Enfield EN11FS

## Appendix 3 Capacity Needs



Council published evidence of a lack of childcare spaces available in Tottenham Green Ward.

Source : [Childcare Sufficiency Annual Report: 2021 to 2022 \(haringey.gov.uk\)](https://www.haringey.gov.uk/childcare-sufficiency-annual-report-2021-to-2022)

## Appendix 4 Ofsted Reports

Ofsted Reports for:

Dorset Hall Nursery: 182-184 West Gren Road N15 5AF–

Most recent report is dated 2019

Dorset Hall Nursery Parkside: 363 Philip Lane N15 4AB

Most recent Report is dated 2022

Reports in full can be accessed here:

[Search - Find an Inspection Report - Ofsted](#)

# Dorset Hall Nursery

182-184 West Green Road, LONDON N15 5AF



|                          |               |
|--------------------------|---------------|
| <b>Inspection date</b>   | 30 April 2019 |
| Previous inspection date | 21 May 2018   |

| <b>The quality and standards of the early years provision</b> | <b>This inspection:</b><br>Previous inspection: | <b>Good</b><br>Requires improvement | <b>2</b><br>3 |
|---------------------------------------------------------------|-------------------------------------------------|-------------------------------------|---------------|
| Effectiveness of leadership and management                    |                                                 | Good                                | 2             |
| Quality of teaching, learning and assessment                  |                                                 | Good                                | 2             |
| Personal development, behaviour and welfare                   |                                                 | Good                                | 2             |
| Outcomes for children                                         |                                                 | Good                                | 2             |

## Summary of key findings for parents

**This provision is good**



# Inspection of Dorset Hall Nursery Parkside

336 Philip Lane, LONDON N15 4AB

Inspection date: 8 July 2022

|                                              |                |
|----------------------------------------------|----------------|
| <b>Overall effectiveness</b>                 | <b>Good</b>    |
| The quality of education                     | <b>Good</b>    |
| Behaviour and attitudes                      | <b>Good</b>    |
| Personal development                         | <b>Good</b>    |
| Leadership and management                    | <b>Good</b>    |
| Overall effectiveness at previous inspection | Not applicable |

## Appendix 5 Affidavit

Signed Affidavit regarding waiting lists

# Dorset Hall Nursery Parkside

336 Philip Lane, West Green, London, N15 4AB

13<sup>th</sup> February 2024

**Concerning a change of use from Residential to Business premises planning application in respect of 153 Philip Lane, London N15 4HQ, London Borough of Haringey.**

**I make this affidavit as follows;**

I am a director and company secretary of Dorset Hall Nursery Parkside Ltd of 336 Philip Lane, London, N15 4AB.

I am also the Human Resources Lead for both Dorset Hall Nursery Parkside Limited and Dorset Hall Nursery Limited, 182 to 184 West Green Road, London, N15 5AF.

As such, I have oversight of the waiting lists for Nursery places at both Nurseries.

I can state that currently there are the following numbers of children awaiting Nursery School places at our two premises.

Dorset Hall Nursery Parkside Limited: 188

Dorset Hall Nursery Limited: 128

Total: 316

Mr Christopher Marriott

Director and Company Secretary  
Dorset Hall Nursery Parkside Limited,  
0208 808 1561

*in the presence of*

Bozena Kuplinska  
Solicitor (480147)  
KPL Solicitors (662828)  
9 Hatch Lane London E4 6LP

13/02/2024

336 PHILIP LANE, LONDON, N15 4AB  
TEL: 0208 8081561

This page is left blank intentionally