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Planning Department
Haringey Council



Via Planning Portal PP-12905044

Date: 25th March 2024

Your Ref:

Our Ref: 191

Dear Sirs

8 Bloomfield Road London N6 4ET – Deconversion of Basement Flat to Form Single Family Dwelling

An application has been submitted via the planning portal reference PP-12905044, on behalf of Mr and Mrs Coghlan, the freehold owners, to de-convert the basement flat to form a single family dwelling at 8 Bloomfield Road, London, N6 4ET. The basement flat is currently arranged as a one bedroom two person apartment. The de-conversion will create a 6 bedroom family house, as originally constructed.

Description of Development

The application proposes the following:

“Deconversion of basement flat and reintegration to form a single 6 bedroom family house.”

The application is accompanied by:

- Application Form, Notices and CIL Form
- Site Location Plan 1:1250
- Block Plan and Basement Plan – Scale 1:200 by London Lease Plan
- Indicative floor plans (not to scale) - CP Creative

No other information is considered necessary to determine this application. No external alterations are needed or are proposed. This is essentially a householder application seeking to integrate a substandard existing basement flat into their family home, which was the original construction and purpose of the large family home.

The existing basement flat is occupied by two persons and measures approximately 44 sqms, currently below the Technical Housing Standards (2015). As a basement flat it also has poor light quality as it relies on natural daylight from windows facing the main house garden. It has no private amenity space.

Planning Assessment

The property is located within Highgate Conservation Area Sub Area 3– Archway. Whilst the Character Appraisal and Management Plan (2013) make no mention of Bloomfield Road, the street is characterised by a number of attractive, uniform Victorian double fronted large family homes, set in a tree lined street. There are no obvious markers to signify the existence of the basement apartment.

The property is also located within the Family Housing Protection Zone. Policy DM16 seeks to protect against the conversion of larger family homes, particularly where they are located within the Family Housing Protection Zone, as 8 Bloomfield Road is.

The existing one-bedroom basement flat has no outside amenity space. The internal gross floor area falls below the minimum space standards set by the Technical Housing Standards (2015) and does not meet the built in storage standards. The service meters that run the basement flat, are located within the cellars of the main house fronting Bloomfield Road, with no private access by the basement flat.

This existing flat therefore cannot meet all the criteria of the policy DM16 c- g particularly amenity and good levels of daylight/sunlight. The basement flat relies on residents on-street parking, of which there is significant demand and often lack of spaces, to meet the residential parking needs within the Highgate Station A CPZ. The loss of the residential unit with its parking needs, would therefore make a minor contribution to removing a car from the CPZ stress area.

The Council also has a policy seeking to resist the loss of residential units as set out in Policy DM10C. This clearly conflicts in this case with Policy DM16 seeking to protect family sized dwellings. Any application submitted today that could not meet the criteria of Policy DM15 would be refused for subdivision of the property. Clearly a householder cannot replace the loss of the basement flat as required by this policy but the planning balance that should be applied in this case, should be in favour of policy DM16 protecting family housing.

Given the location of the property in the Family Housing Protection Zone, within the Conservation Area, with the character of the house very much in keeping with its original construction, it is considered that greater weight and balance should be given to Policy DM16, which seeks to protect larger family houses from conversion, given Haringey Council's family housing needs. De-conversion of the basement flat into the existing house would support Haringey's family housing need and strengthen its protection of family homes in appropriate locations, such as Bloomfield Road. The loss of a sub-standard one bedroom basement flat would not materially affect the Borough's housing land supply.

For all of these reasons, this application for de-conversion of the property to form one 6 bedroom family house, should be granted.

We look forward to early registration of the application.

Yours sincerely



Mary Power
Director
PowerHaus Consultancy Ltd