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Planning Statement

Project: Harcourt House, 16-17 Haringey Park, Hornsey, London N8 9JB
Subject: Planning Statement
Date: March 2024
Client: Upspace Construction Services

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A. SUMMARY AND CONCLUSIONS

1. This Planning Statement has been prepared by DLBP Ltd on behalf of Upspace Construction Services (“the applicant”) to support a full planning application to the Haringey Council (“the Council”) for the *“erection of one additional storey at roof level to existing building to provide two self contained apartments, plant and associated works”* (“the proposed development”) at Harcourt House, 16-17 Haringey Park, Hornsey, London N8 9JB (“the site”).
2. The proposed two residential apartments will be a sustainable form of development within the built-up area of the Greater London area and will make a meaningful contribution to the delivery of much needed homes in the Borough. The site lies outside of the Metropolitan Green Belt and therefore the development will help to secure new housing on land that is not subject to this or other restrictions/constraints, such as being within an area of flood risk. There will be no detrimental impact with respect to the residential quality of the dwellings themselves, impacts on adjacent occupiers, transport implications or other such effects.
3. The design of the scheme has been carefully prepared having regard to the character and appearance of the Crouch End Conservation Area such that no harm would result. The nature of the extension to the building will ensure that the streetscene and views along the Haringey Park will not be adversely affected, and the overall scale of the development will be very modest in terms of the changes to the building.
4. The scheme has been designed to ensure all other planning considerations have been suitably addressing, including ensuring that the amenities of the adjacent residential occupiers will be safeguarded, the quality of the new apartments will be high and built to the highest energy and sustainability standards there will be no adverse impact on the local highway network.
5. The proposed development will be wholly in accordance with the development plan and national planning policy, and there are no material planning considerations that would indicate that planning permission should not be granted; rather, there are material planning considerations in the form of new housing and improvements to the existing building that are in support of granting permission. We therefore respectfully request that planning permission is granted.

B. THE SITE AND PROPOSAL

The site

Site description

6. The existing site comprises a four storey high building which is located on Haringey Park within the Crouch End ward of the London Borough of Haringey.
7. The existing building comprises a white rendered block with a flat roof, and has central undercroft that leads into the rear of the site where residential apartments are located in a different building (known as Primezone Mews). The front elevation is bounded by a front boundary wall with hedging. On the northern side of the rear elevation is a two storey rear projection with terrace at second floor level. There are eight apartments within the building.
8. The site is located in a residential area which is made up of a mixture of houses and flats, with there being a high proportion of the latter. The style and character of the area is very mixed, with Haringey Park being primarily three, four and five storey buildings. Crouch End District Centre is located to the west of the site.

Planning designations

9. The site is located within the Crouch End Conservation Area. It is not within the setting of any nearby listed buildings but is adjacent to a locally listed building (15 Haringey Park).
10. There are no Tree Preservation Orders present at the site.
11. The site is not located within the Metropolitan Green Belt. The site is not in an Environment Agency (EA) designated flood risk zone but is within a locally designated Critical Drainage Area.
12. The site has a Transport for London (TfL) Public Transport Accessibility Level (PTAL) score of 2, although there are areas of Level 3 in close proximity. The site is in the Crouch End Controlled Parking Zone (CPZ) Zone A, the operational hours of which are Monday to Friday 10am to 12noon.

Planning history

13. There are two planning permissions listed on the Council's online planning register against the property relating to minor works; these are not relevant to the proposed development.

The proposal

14. The proposal will be for the erection of an additional storey to form two new apartments. The development will consist of the following apartment mix and sizes.

Apartment number	Bedrooms (b) / occupancy (p)	Gross internal area (sq m)
9	1b2p	54.2
10	1b2p	53.4

15. Four cycle parking spaces will be provided as part of the proposed development.
16. Appropriate refuse and recycling storage will be provided at ground floor level.

The application

17. Along with a full set of existing and proposed plans and elevations, the application consists of the following documents in support of it:
- Application and Community Infrastructure Levy Forms;
 - Design and Access Statement;
 - Energy Statement; and
 - Heritage Statement

C. PRE-APPLICATION ADVICE

18. A pre-application meeting was held with Haringey Council on 14 September 2023 with Eunice Huang (Planning Officer) and Elisabetta Tonazzi (Principal Conservation Officer). The scheme put forward at the pre-application stage was for a roof extension to create two additional flats and external alterations. Further to the meeting, an addendum with an updated scheme was issued to the Council on 13 November 2023 which sought to respond to number of the comments made in the meeting.
19. Written advice was subsequently received from Council on 13 December 2023, with a summary of the key points provided below:
 - the principle of additional housing is supported at a national, regional, and local plan level. The public benefit of the proposed scheme includes the provision of two new dwellings in a sustainable location;
 - consideration to be given to the proposed impact on the overall townscape including views upon the church on Crouch Hill, at the western end of Haringey Park;
 - concerns were raised on the mansard roof style of the extension and how it relates to the existing architectural character and heritage setting. As well as the additional volume / bulk that the extension proposes. In response to these concerns, the applicant subsequently submitted three alternative options for the roof addition. The Council's preference was for Option 1 which set back and reduced the roof volume;
 - the Council requested an assessment of the daylight and sunlight access impact, privacy impact and bulk impact should be included in a Design and Access Statement at a minimum;
 - cycle parking to meet the requirements on the London Cycle Design Standards produced by TfL; and
 - construction management details to be provided as part of the application.
20. The accompanying Design and Access Statement sets out a detailed assessment of the evolution of the design of the scheme and how it has responded to and addressed the comments made by the Council at the pre-application stage.

D. PLANNING POLICY FRAMEWORK

The Development Plan

21. The statutory development plan for Haringey Council, as it applies to the site, comprises:
- the London Plan (2021); and
 - the Haringey Local Plan (2017).

Other material considerations

22. Other documents that are material considerations include the revised National Planning Policy Framework (December 2023).
23. Haringey Council has started the process of preparing a New Local Plan. The Draft Local Plan is expected to be published for consultation in summer 2024 and is therefore afforded limited weight at this time.

E. PLANNING ASSESSMENT

Key considerations

24. The following are key considerations for the proposal:
- the principle of the development for new housing;
 - housing mix;
 - design and heritage;
 - residential amenity;
 - access and parking;
 - energy; and
 - other policy considerations.

Principle of development of new housing

25. At the heart of the Framework is the Government's objective of significantly boosting the supply of homes. Chapter 5 sets out that delivering a sufficient and wide choice of high quality homes is of the upmost importance, noting that Local Plans should meet the objectively assessed need for housing in their area. Paragraph 60 is the key consideration as it sets out an intention to boost significantly the supply of housing.
26. The Framework requires that local planning authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
27. Paragraph 70 of the Framework identifies that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The proposed development is seeking to develop the site to deliver two new residential dwellings, helping to meet the Government's overriding objectives, and is on a site that paragraph 70 confirms as being suitable in principle.
28. Chapter 11 of the Framework includes the requirement that planning should proactively drive and support sustainable development to deliver the homes the country needs in a way that makes as much use as possible of previously-developed or 'brownfield' land. The site is classified as being previously-developed brownfield land, meeting this objective.
29. Paragraph 124 of the Framework outlines a number of points where planning should support the increase in use and density of sites. Point C is of importance, which states that planning should "give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs". This site clearly meets the Government's definition of previously developed land and therefore its development meets a core national planning requirement.

30. Point E of paragraph 124 states that planning should support the opportunities to use the airspace above existing residential and commercial premises for new homes. This development takes advantage of the air space above the existing building in order to create two new residential apartments. The paragraph states that upward extensions should be allowed where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.
31. Policy H1 of the London Plan sets out the minimum ten year housing target for Haringey of 15,920 units which recognises the pressing need for more homes in the Borough.
32. Policy H2 of the London Plan, entitled 'Small sites and small housing developments', is relevant to the proposed development. The supporting text to the policy at paragraph 4.2.1 sets out that:

"For London to meet its housing needs, small sites below 0.25 hectares in size must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small housing sites is a strategic priority. Achieving this objective will require positive and proactive planning by boroughs both in terms of planning decisions and plan-making."

33. The Policy itself sets out that this is to achieve the following objectives:
 - significantly increase the contribution of small sites to meeting London's housing needs;
 - diversify the sources, locations, type and mix of housing supply;
 - support small and medium-sized housebuilders; and
 - achieve the targets for small sites set out in Table 4.2.
34. The annualised target for Haringey small sites delivery in the emerging plan is 626 dwellings.
35. The Mayor of London's Housing Supplementary Guidance (SPG) was adopted in March 2016. The Housing SPG highlights the importance of using previously developed brownfield sites for residential development to enable Boroughs to meet the housing targets set out within the London Plan.
36. Haringey's Strategic Policies document sets out that the Council will "maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement of 19,802 homes over the plan period from 2011-2026." (Policy SP1, page 48). Policy SP2 makes clear that from 820 units per annum will be delivered between 2011-2014 and 1,502 units per annum between 2015-2026. The site is not located within a growth area or area of change. Rather, the site is located within an area designated by the Council for limited change (this being the vast majority of the Borough). Paragraph 3.1.9 of the Strategic Policies sets out that these are:

"...areas in which expected growth is likely to make only a modest but still important contribution towards the overall local development needs of the Borough through opportunities on identified previously developed land, and small scale infill and conversions. Development within these areas is likely to be more constrained by the

local context and the capacity of existing local infrastructure and services and be of an incremental nature.”

37. Accordingly, the development of this site will be in accordance with national and regional planning policy in terms of its location and the appropriateness of using the airspace above an existing building. Whilst the site is not in a growth area, the Council anticipates that modest development will come forward in areas such as this. The proposal will make a material contribution to the objectives of increasing supply and widening the range of dwellings currently available in both this area and the Borough as a whole. Substantial weight should be given to national policy in respect of the supply of housing land and to the development of a brownfield site and utilising the airspace above such land. We also make reference to the Council’s pre-application advice which concludes that the principle of additional housing is supported.

Housing mix

38. London Plan Policy H10 encourages developments to offer a range of choices, in terms of the mix of housing sizes and types. Policy DMI 1 of the development Management DPD sets out that proposals for new residential development should provide a mix of housing having regard to the individual site circumstances, including location, character of the surrounding area, site constraints and scale of development proposed. In this case two 1-bed apartments are proposed, and this is both reflective of the housing mix in the area and in compliance with the policies of the development plan.

Design and heritage

39. Section 12 of the revised Framework relates to design and states the Government attaches great importance to the design of the built environment stating that good design is a key aspect of sustainable development. Paragraph 139 states that great weight should be given to outstanding or innovative designs that promote high levels of sustainability, or help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of the sites surroundings.
40. The London Plan sets out a number of design specific policies. In particular, D1 which sets out that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy D3 indicates that new developments should be of a high quality with architecture that pays attention to detail.
41. Policy HCI of the London Plan is entitled ‘Heritage Conservation and Growth’ and sets out that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate, and that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.
42. Policy HCI of the London Plan relates to heritage and growth and sets out development proposals that affect heritage assets, and their settings, should conserve their significance. Development should be sympathetic to the assets’ significance and appreciation within their surroundings. Paragraph 7.1.6 of the London Plan explains that:

“Historically, London has demonstrated an ability to regenerate itself, which has added to the city’s distinctiveness and diversity of inter-connected places. Today urban renewal in London offers opportunities for the creative re-use of heritage assets and the historic environment as well as the enhancement, repair and beneficial re-use of heritage assets that are on the At Risk Register. In some areas, this might be achieved by reflecting existing or original street patterns and blocks, or revealing and displaying archaeological remains; in others, it will be expressed by retaining and reusing buildings, spaces and features that play an important role in the local character of an area. Policy D1 London’s Form, Character and Capacity for Growth further addresses the issue of understanding character and context.”

43. Policies DMI and DM12 of the Development Management DPD set out the Council’s requirements for high quality design. Policy SP12 of the Strategic Policies Local Plan seeks to maintain the status and character of the Borough’s conservation areas. Policy DM6 of the Development Management DPD requires that proposals affecting conservation areas and statutory listed buildings should preserve or enhance their historic qualities, recognise and respect their character and appearance and protect their special interest.
44. As noted above, the site is located in the Crouch End Conservation Area. The site is located within the Haringey Park sub-area of the Conservation Area. The Crouch End Conservation Area Character Appraisal sets out the following at paragraph 6.8:

“Nos. 16 and 17 Haringey Park have been substantially altered to form Harcourt House, a utilitarian white painted rendered three storey block of flats with a parapet. Whilst originally of Victorian origin, the architectural interest of this building has been diminished by the replacement of gable ends and pitched roof with a continuous additional floor the removal of ornamentation and new windows. An archway through this property provides access to an early 21st Century development of live-work units and flats, Nos. 1 to 28 (consecutive) Primezone Mews to the rear. Harcourt House and Primezone Mews have a neutral effect on this part of the conservation area.”

45. It is clear from the Character Appraisal therefore that the subject building does not make a positive contribution to the character and appearance of the Conservation Area. Rather, the replacement of gable ends and pitched roof with a continuous additional floor has resulted in a loss of features that were important to the building. Accordingly, the Character Appraisal confirms that Harcourt House is a ‘detractor’ to the character and appearance of the Conservation Area (paragraph 12.7).
46. The proposal has been designed to improve the overall appearance of Harcourt House and to make a positive contribution to the conservation area. The proposal incorporates high quality and durable materials. The proposed metal roof finish is designed to recede into the background and remain subservient to the existing building. The accompanying Design and Access Statement sets out further details on the proposed design, concluding at paragraph 7.1 that:
- the roof addition is subservient to the host building and is sensibly sized in relation to the scale of buildings in the immediate context;
 - the roof addition in set-back from the street front and set-in from the neighbouring buildings, particularly No’s 13-15 Haringey Park;

- the proposed rooflights on the front elevation are not visible from Haringey Park.
47. The design process has been supported through with guidance and input from leading heritage consultant Built Heritage Consultancy. The accompanying Heritage Statement prepared by Built Heritage Consultancy concludes:

“that the scheme, when taken as a whole, would preserve the character and appearance of the Crouch End Conservation Area. The proposals would therefore accord with Section 72 of the Act.

...

We have also assessed that the scheme would have neutral impact on the significance of Hornsey Library (Grade II listed), Hornsey Town Hall (Grade II listed), 13-15 Haringey Park (locally listed), and 29-30 Haringey Park (locally listed) via setting. The NPPF paragraphs in relation to harm to heritage assets do not apply therefore including Paragraphs 205-209.*

...

For the reasons given above the scheme would comply with London Plan 2021 Policy HCI Heritage Conservation and Growth, as well as London Borough of Haringey Development Management DPD (2017) Policy DM5: Locally Significant Views and Vistas, Policy DM9: Management of the Historic Environment Haringey’s Heritage Assets and Haringey’s Local Plan Strategic Policies 2013 – 2026 (2013) Policy SPI2: Conservation.”

48. On this basis, it is clear that the proposed scheme has been designed having regard to the preserving and maintaining the character and appearance of the conservation area. It is the applicant’s view, informed by the expert heritage advice, that *no harm* will result from the proposed development with respect to designated heritage asset of the conservation area, and accordingly paragraph 212 of the revised Framework is not engaged. No public benefits test is required to be passed, although there will be benefits from the scheme in terms of new housing and improvements to the existing building (both externally and internally).
49. The proposal is therefore compliant with the Framework, policies DI, D3 and HCI of the London Plan, Policies DMI, DM6 and DMI2 of the Development Management DPD and Policy SPI2 of the Strategic Policies Local Plan.

Residential amenity

New dwellings

50. Policy D6 of London Plan outlines housing quality and standards to be met for housing development. These include the provision of adequately sized rooms, provision of dual aspect dwellings, sufficient daylight and sunlight and accessible storage.
51. Policy DMI2 of the Development Management DPD sets out that *“family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children’s play space.”*

Internal space standards, including floor to ceiling heights

52. As detailed in the accompanying Design and Access Statement, the proposed design meets the minimum internal space standards in Policy D6 of the London Plan.

Outdoor amenity space

53. No family housing is proposed as part of the scheme, but the proposed two apartments will have 5.5 sq m and 9 sq m respectively in the form of balconies.

Existing surrounding dwellings

54. The development has been carefully designed to ensure that it would have an appropriate relationship with all of the surrounding neighbouring properties. An assessment of the impact on each of them is set out below:
- the building to the north, at 21 Primezone Mews, is located approximately 20m from the proposed extension. Therefore, there will be no impact on privacy or sunlight at daylight to 21 Primezone Mews as a result of the development. There are also existing windows at the rear of the building and as such there will be no new overlooking as a result of the extension;
 - the building to the east, at 18 Haringey Park, is set below the proposed extension and only has the opportunity to impact on roof space including the existing skylights at No. 18. However, as confirmed in the accompanying Design and Access Statement, there will be no detrimental effect on the daylight and sunlight of nearby properties. Further, the extension is setback from the eastern building edge to minimise opportunity for overlooking of No. 18;
 - similar to above, the building to the west at 15 Haringey Park, is set below the proposed extension. Due to the setback of the extension from the western building edge, there will be no detrimental effect on daylight and sunlight or overlooking of No. 15; and
 - the building to the south of the site at 2 Sandringham Gardens, is located opposite Haringey Park approximately 30 metres from the proposed extension. Therefore, there will be no impact on privacy or sunlight on this property as a result of the development.
55. The roof extension has been carefully designed to give the existing building a completed roofscape, while also remaining subservient to the existing building by being substantially set away from the street front and locally listed buildings. The setback of the extension from the building edge will ensure there is no overbearing impact on the nearby properties.
56. The proposed development will not result in and adverse impact on the amenities of the adjoining and adjacent residential properties, in accordance with Policy D6 of the London Plan and Policy DM12 of the Development Management DPD.

Access and parking

57. The Framework recognises that transport policies have an important role to play in facilitating sustainable development and states that development should be focused on

locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Paragraph 115 of the Framework states that developments should not be refused on transport grounds unless there would be an “unacceptable impact on highway safety”, or the residual cumulative impact of the development are severe.

58. Paragraph 111 of the Framework states that local planning authorities should take into account a range of factors if they choose to set local parking standards for residential and non-residential development. These factors are the accessibility of the development; the type, mix and use of development; the availability of opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
59. The London Plan requires proposals to plan for sustainable transport improvements, including cycling and walking. Policy T5 seeks to provide secure integrated accessible cycle parking in line with the minimum standards set out which are one space for studio and one bed units and two spaces for two bed units. Policy DM32 of the Development Management DPD sets out that development proposals will be assessed against the car parking and cycle parking standards set out in the London Plan.
60. No new off-street car parking is proposed. Four cycle parking spaces will be provided, and these will be sensitively located to ensure that the character and appearance of the streetscape and Conservation Area will be maintained in accordance with the Policy DM35 of the Development Management DPD.

Energy

61. Policy SP4 of the Haringey Local Plan Strategic Policies 2017 requires all new residential development to achieve a minimum 25% reduction in total (regulated) CO2 emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim to achieve level 6.
62. This application is accompanied by an Energy Statement which confirms that the development will comply with Part L figures and local and national requirements in energy efficiency. The proposal will allow a minimum 54.75% reduction from CO2 emissions, when compared against the Part L TER benchmark.

Other policy considerations

63. Appropriate refuse and recycling storage will be provided at ground floor level in accordance with the Council's Sustainable Design & Construction Supplementary Planning Document (SPD) (2013).