

11/04/2024

For the Attention of: Haringey Planning team
Planning, Regeneration & Economy
Level 6
River Park House
225 High Road,
Wood Green
London
N22 8HQ

Dear sir/madam,

Re: A Full Planning Application for the conversion of the existing office spaces and 1 x residential unit (1 x 4bed), over first, and second floor levels, to provide 5 x residential units (1 x 3bed, 2 x 2beds, 2 x 1beds) with associated external alterations and internal reconfigurations. The proposal also includes the provision for a roof conversion, front and side dormers, replacement of existing windows, new rear rooflights, and the replacement of existing residential amenity areas with new terrace balconies to the existing property at:

Address: 142 Muswell Hill Broadway, London N10 3RY

Please find enclosed a Full Planning Application package for the above address for your attention.

The application has been submitted via an online application through the Planning Portal and the package includes the following:

- A completed online Planning Application Form
- A planning application fee (paid online via Planning Portal) of £2,382.00 (including planning portal fee)
- A completed Community Infrastructure Levy (CIL) form
- A copy of the supporting Energy Compliance Letter by ThermEnergy
- A copy of the supporting Energy Statement & Part G Compliance Calculations by ThermEnergy
- A supporting Design and Access Statement and Conservation Area Assessment, including supporting information:

Appendix 1	Conservation Rooflights – Product Literature
Appendix 2	Timber Sliding Sash Windows – Product Literature
Appendix 3	British Gypsum Approved Systems - Separating Wall Details
Appendix 4	British Gypsum Approved Systems - Separating Floor Details
Appendix 5	British Gypsum Approved Systems - External Wall Details

One set of the existing and proposed planning drawings enclosed:

Drawing no.	Drawing title and contents	Revision	Scale @A3
1926-E01-00	O.S. Map, Existing Site Block Plan & Site Photos	P1	1:1250/1:500
1926-E01-01	Existing Topographical Site Plan & Aerial Views of the Site	P1	1:200
1926-E02-00	Existing Ground Floor & Basement Plans	P1	1:100
1926-E02-01	Existing First Floor Plan	P1	1:100
1926-E02-02	Existing Second Floor Plan	P1	1:100
1926-E02-03	Existing Roof Plan	P1	1:100
1926-E03-00	Existing Front / North-West Elevation	P1	1:100
1926-E03-01	Existing Side / North-East Elevation	P1	1:100
1926-E03-02	Existing Rear / South-East Elevation	P1	1:100
1926-E03-03	Existing Side / South-West Elevation	P1	1:100
1926-E04-00	Existing Section Y-Y'	P1	1:100
1926-E04-01	Existing Section X-X'	P1	1:100
1926-P01-00	Proposed Site Plan	P1	1:200
1926-P02-00	Proposed Ground Floor & Basement Plans	P1	1:100
1926-P02-01	Proposed First Floor Plan	P1	1:100
1926-P02-02	Proposed Second Floor Plan	P1	1:100
1926-P02-03	Proposed Third Floor/Loft & Roof Plans	P1	1:100
1926-P03-00	Proposed Front / North-West Elevation	P1	1:100
1926-P03-01	Proposed Side / North-East Elevation	P1	1:100
1926-P03-02	Proposed Rear / South-East Elevation	P1	1:100
1926-P03-03	Proposed Side / South-West Elevation	P1	1:100
1926-P04-00	Proposed Section Y-Y'	P1	1:100
1926-P04-01	Proposed Section X-X'	P1	1:100

The existing property is a mix-use end-of-terrace, corner three storey building (plus part basement) with commercial use at ground and basement levels and residential and office uses over first, and second floor levels. Access to the ground floor commercial unit is along Muswell Hill Broadway whereas access to the upper floor units is along Summerland Gardens. The commercial unit at ground floor level is a vacant bank and does not form part of this application and will remain un-altered. The building currently accommodates 1 x commercial unit (bank) over ground and basement, 1 x office unit and 1 x 3/4bed residential unit, over first floor level and 1 x office unit at second floor level.

Access to the upper floor units is situated along Summerland Gardens. The existing area around the site comprises of properties of similar use mix, with commercial uses at ground and residential to the upper levels. Neighbouring properties, along Muswell Hill Broadway are of similar bulk, size and styles with the buildings across the road forming a cohesive frontage, whereas the rear facades demonstrate signs of deterioration and are less consistent in their overall scale and appearance. The site is well served by local buses (the site has a PTAL rating of 4).

The site is located within the Muswell Hill Conservation Area and governed by restrictions and requirements limiting the proposed development.

The existing property is not listed, however it is considered as making a positive contribution to the Conservation area - as such original features must be preserved.

The proposal is for a Full Planning Application for the conversion of the existing 4 x residential units (2 x 2beds, 2 x 3beds), over first, and second floor levels, to provide 5 x residential units (1 x 3bed, 2 x 2beds, 2 x 1beds) with associated external alterations and internal reconfigurations. The proposal also includes the provision for a roof conversion, front and side dormers, replacement of existing windows, new rear rooflights, and the replacement of existing residential amenity areas with new terrace balconies to the existing property at 142 Muswell Hill Broadway, London N10 3RY.

The scheme will remove the existing, and undesirable, rear access to existing units 2 and 4, and will utilise the existing residential access along Finchley Road for all 5 units proposed. No changes are proposed to the existing entrance, while a new communal staircase, in-line with current Building Regulations, is proposed to service the residential units.

The proposal will provide five well-proportioned flats, with three of them benefitting from external amenity.

The proposal will introduce the following external alterations:

- Removal of existing dilapidated rear metal staircase and balconies.
- Provision for new secured balconies to rear façade (Units 1 and 3), and a private terrace to Unit 5 via an inverted dormer.
- New traditional small lead dormers to front elevation to serve the newly created Unit 5 at second floor level.
- New side dormer at second floor level (communal area) to facilitate access to the new Unit 5
- All windows from first to second floor levels are to be replaced with white double glazed timber sash windows to match the existing character of the building.
- New conservation style rooflights to the side and rear elevations.
- General external repairs to restore the original character of the building and improve thermal performance.
- Inclusion of solar panels to the rear facades to increase the building's energy efficiency.

Other works associated in the proposed scheme include associated internal layout alterations to accommodate the 5 x new self-contained residential units.

For more information, please refer to the attached Design and Access Statement and Conservation Area Assessment and Planning Application drawings.

In summary, this proposal has been well considered and we believe it is not detrimental to the street scene or over development of the site. The scheme is sensitive and mindful to take into account all aspects of the conservation area such as site context and characteristics, mix uses to be discreet and keep the quality that makes the conservation area special.

We trust the application is in satisfactory order and you will consider this application for approval.

Again, we thank you for your guidance and co-operation with the application, should you have any further queries please do not hesitate to contact me.

Yours sincerely



Peter Koumis
Cc (Client/Applicant)