

Officer Report

Application Number:	HGY/2024/0655
Application Type:	Change of use
Address:	728 Lordship Lane, Wood Green, London, N22 5JN
Proposal:	Change of use from Ground Floor Flat (Class C3) to a Professional Naturopathic Centre (Class E).
Case Officer:	Mark Chan
Valid Date:	08/03/2024
Applicant:	Dr Jun Yang
Agent:	Mr Barry Stacey

RECOMMENDATION

Refuse

1. Site location

The site contains the ground floor of a two-storey mid-terrace property that has been converted into flats, and is located on the northern side of Lordship Lane, N22. The terrace in which the host building is located is predominantly residential in use, but is opposite to a commercial complex.

The property is not located within a conservation area. It is located just outside of the Wood Green Metropolitan Centre and does not form a part of the primary and secondary shopping frontage. The property is within the 'Family Housing Protection Zone' which was designated in the 2017 local plan to restrict residential conversions.

2. Description of Proposal

The applicant is seeking to change the use of the ground floor flat (Class C3) to a professional naturopathic centre (Class E). There would be no alterations to the exterior of the property.

3. Relevant Planning and Enforcement history

the relevant planning history for the site is as follows:

HGY/2023/0466 – Construction of a rear loft extension. Approved 12/04/2023.

OLD/1960/0539: Use of ground floor as a dental surgery, waiting room & upper part to be use let as a self-contained floor – permitted development 11/2/1960

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No objection.

5. Local Representations

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

Objecting: 0

Supporting: 0

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity; and
4. Transport considerations;

Principle of development

The site is located on the edge of but just outside Wood Green Metropolitan Centre. The proposed use is to change the use of the ground floor flat and bedsit into a Professional Naturopathic Centre. Naturotherapy, also known as naturopathy, is a holistic approach to health and wellness that emphasizes the body's innate ability to heal itself. Whilst no information is provided with regards to the proposed use as part of the submission, and it is not a conventional form of medical treatment, it would be considered to fall under the definition of a form of health facility.

Part E of DM policy DM49 focuses on the introduction of new or extended social and community facilities within the borough.

Part E outlines that proposals for new and extended social and community facilities and the sharing of facilities will be supported by the Council provided they:

a Are accessible by public transport, walking and cycling, preferably in town centres or local centres, Growth Areas or Areas of Change;

The site is located within an area with excellent public transport accessibility on the edge of a town centre location and therefore would be deemed a suitable location with regards to accessibility considerations.

b Are located within the community that they are intended to serve;

No information is provided with regards to the intended users, but it is considered that given the edge of centre location, the catchment area for a distinct form of health care facility such as this could be both local and over an extended area given its excellent public transport accessibility.

c Provide flexible, multifunctional and adaptable space, where practicable;

The proposal seeks to make some slight alterations to the layout which involve the insertion of stud walls in one existing room. This would not compromise the future conversion of the ground floor either back into residential or another appropriate use.

d Do not have significant adverse impact on road safety or traffic generation and ;

The proposal envisages a maximum of up to ten customers per day, 3 full-time and 1 part-time member of staff. This level of use and employment would have no adverse impact on road safety or significant traffic generation in an area on the fringes of Wood Green District Centre.

e Protect the amenity of residential properties.

This is considered in the amenity section below.

Notwithstanding the above, it is also necessary to consider the loss of residential units/floorspace that would result from the proposal.

Local Plan Policy SP2 seeks to ensure that an adequate mix of dwelling sizes is delivered within new developments while protecting existing family housing as it is recognised that a lack of family housing in Haringey as contributing to overcrowding. The policy further states that the Council would be required to make a provision for a minimum of 19,802 dwellings between (2011-2026).

Permission is now being sought for the change of use of the ground floor flat (Class C3) to a professional naturopathic centre (Class E).

Policy DM 10 of the Local Plan states that loss of housing will be resisted unless the housing is replaced with at least equivalent new residential floorspace. London Plan Policy H8 also states that loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.

Whilst the host property has only two bedrooms, it is still a reasonably sized residential flat and the proposal would result in a complete loss of residential floor space with no replacement. The proposal would therefore harm to the ability of the Council to meet its housing need and to provide an appropriate mix of housing types.

Therefore, the principle of changing the use of part of this ground floor flat would not be acceptable as the proposal would have a harmful effect on the supply and choice of housing in the Borough. It would be contrary to Policy SP2 of the Haringey Local Plan (2017) in terms of securing an appropriate housing mix, Policy DM10 of the Councils Development Management Plan document (2017) and Policy H8 of the London Plan (2021) which outline,

amongst other things, that the loss of housing should be resisted unless the housing is replaced with at least equivalent new residential floorspace.

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposal does not involve any external alterations. No signage is proposed as part of the application. However, even if the proposal was deemed acceptable and approved, it is not envisaged any signage installed via deemed consent would be harmful to the character and appearance of the wider locality, and any other advertisement could be controlled via the need to apply for advertisement consent.

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.

The proposal would potentially result in a slight increase in comings and goings from the premises over and above the existing residential use. However, this is not likely to result in the generation of excessive noise or general disturbance, given its location on the fringes of a busy town centre, and the nature of the use not giving rise to excessive noise generation.

The proposal has not provided any details regarding the storage and collection of waste or recycling. However, it is not envisaged that the proposed use would give rise to significantly increasing waste generation over and above the existing use. As it would be a commercial use, the operator would be responsible for arranging the collection of their waste privately. A condition could be imposed on the development requiring details of waste/recycling storage is approval was to be recommended. Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The Council's Transportation Team has been consulted and has raised no objection to the proposal. Whilst there appears to be limited space, there may be scope for the provision of some cycle storage within the front garden area, details of which could be conditioned if the proposal was to be recommended for approval.

Conclusion

The proposed change of use would result in the unacceptable loss of a residential floor space for which there is an identified need.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL Applicable

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. Recommendation

REFUSE PERMISSION for the following reasons:

1. The proposed change of use from a residential dwelling to a professional naturopathic centre would result in the loss of residential floor space for which there is an identified need and would be detrimental to the Council's ability to meet its housing targets as set out in the London Plan. The proposal is therefore contrary to London Plan Policy H8, Policy SP2 of the Haringey Local Plan (2017) and Policy DM10 of Haringey's Development Management DPD (2017).

Refusal Reasons:

The proposed change of use from a residential dwelling to a professional naturopathic centre would result in the loss of residential floor space for which there is an identified need and would be detrimental to the Council's ability to meet its housing targets as set out in the London Plan. The proposal is therefore contrary to London Plan Policy H8, Policy SP2 of the Haringey Local Plan (2017) and Policy DM10 of Haringey's Development Management DPD (2017)