



Officer Report

Application Number:	HGY/2024/0848
Application Type:	Full planning permission
Address:	8 Bloomfield Road, Hornsey, London, N6 4ET
Proposal:	De-conversion of basement flat and reintegration with the rest of property to form a single 6 bedroom family house.
Case Officer:	Sarah Madondo
Valid Date:	26/03/2024
Applicant:	Mr & Mrs Mary Power
Agent:	Ms Mary Power

RECOMMENDATION

Approve with Conditions

Site and Surroundings

The site is a two storey mid-terrace single dwelling house located on Bloomfield Road. The property was converted two into flats and works relate the basement flat. The subject property is located within a conservation area.

Proposed Development

De-conversion of basement flat and reintegration to form a single 6 bedroom family house.

Relevant Planning and Enforcement History

HGY/2010/1513 Removal of front boundary hedge including rendered plinth retaining wall, and replacement with brick wall and metal railings Approve with Conditions Decision Notice Sent Date 20/10/2010

HGY/1997/1664 Demolition of timber framed weather boarded garage. Decision Approve with Conditions Decision Notice Sent Date 09/12/1997

HGY/1997/1006 Erection of replacement garage and rear/side extension behind garage to form family room. Decision Approve with Conditions Decision Notice Sent Date 09/9/1997.

CONSULTATION RESPONSE

The following were consulted on the planning application.

LBH Transportation

The following responses below were received following consultation on the application:

LBH Transportation: No objection

LOCAL REPRESENTATION

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development
2. Design and heritage
3. Impact on neighbouring amenity

Principle of development

Loss of flat

As noted above the house is currently comprised of two self-contained flats, arranged over basement and the upper floors.

Section 55(3)(a) of the Town and Country Planning Act 1990 as amended (1990 Act) outlines that the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change in the use of the building and of each part of it which is so used. The 1990 Act does not state whether the reverse change of use would be material – and so that is a question which must be considered on the facts in any given case.

A change of use is however considered material if there is some significant change in the character of the activities taking place as a matter of fact and degree. The proposed change from two to one residential unit is typically not viewed to cause significant change in the appearance of a site or the nature or scale of activities taking place.

The applicant proposes to return the converted property back into a 6 bedroom larger single family dwelling which would result in the loss of an existing basement residential unit. Policy DM16: Residential Conversions outlines the Local Plans aim 'To maintain a supply of larger family homes to meet Haringey's housing need'. A core tenant of the policy is the protection of family housing, which typically requires the re-provision of a 3-bed as part of a conversation as to avoid the loss of family sized accommodation. In this case, the application property was converted into two flats it appears without planning permission, resulting in the loss of a large family home, failing to comply with the council's policy this would not have been supported. As such, given that the site is located within the Family Housing Zone where there is a shortage of family housing, the proposed de-conversion is welcome, providing an acceptable standard of accommodation in accordance with the property's intended use and meeting the aim outlines in Policy DM16 above.

The submitted plans shows that basement flat in question appears to be very small in comparison to size of residential properties on this street which are typically very large properties comprising 3 or more bedrooms. Therefore the amalgamation of the two flats to provide a 6 bedroom large family dwelling would be acceptable and the loss of this small flat would not have a significant impact on the Council's housing stock.

It is undisputed that the effects of the proposal would be the net loss of a residential unit from the overall housing supply, however the loss is not viewed to be significant in planning consequences, i.e. given the layout, size and quality of accommodation.

It is accepted if such housing was to a higher standard, it could be protected; however the decision needs to be made on what is currently in-situ. Equally, in making a decision on this application it needs to be borne in mind that the site falls within a Family Housing Protection Zone as set out in the Haringey Development Management DPD (2017) – policy DM16, specifically introduced to limit the number of conversions.

As such a reversion here back to a family house, serves to provide a family house and to protect/reinforce the character of this area as that of family housing. Given the property here was originally constructed as a large single-family dwelling, the reinstatement of a single dwelling typology will help to reinforce the character and appearance of the conservation area. Given the above the principle of development is considered acceptable here.

Design & Heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH4 requires rear extensions to be subordinate to and complement the original dwelling. Policy DH5 requires proposals for roof extensions, dormers and rooflights to respect the existing roof form in terms of design, scale, materials and detail.

No external alterations are proposed, therefore there is no harm to the character and appearance of the conservation area.

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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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.

There are no external works proposed, the internal conversion from 2 self contained flats to a single family dwelling would cause no more of an impact on neighbouring amenity than the existing situation.

Conclusion

The proposed re-conversion of the property back into a single family dwelling would be acceptable as it would support the retaining of family housing. The proposed development is in general accordance with Policy DM16 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

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

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.