



Officer Report

Application Number:	HGY/2024/0891
Application Type:	Full planning permission
Address:	19 Harcourt Road, Wood Green, London, N22 7XW
Proposal:	Proposed conversion of property from two separate self-contained flats to a single-family house. Proposal includes minor internal work but no changes to the property's external elevations.
Case Officer:	Neil McClellan
Valid Date:	04/04/2024
Applicant:	Mr James Morgan
Agent:	Mr Andrew Matthews

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Certificate of lawfulness for the proposed conversion of property from two separate self-contained flats to a single-family house. Proposal includes minor internal work but no changes to the property's external elevations.

Site Description

The application property is 2-storey end of terrace house, with a converted loft floor and dormer extension, that has been converted into two self-contained flats.

The site is not located within a conservation area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

HGY/2021/1291 –Planning permission granted to Flat B for the conversion of its loft, including a dormer extension to the rear and rooflights to the front. Decided 04.06.2021. This permission has been implemented.

HGY/2011/0783– Planning permission refused for a roof extension incorporating a roof terrace and sedum roof. Decided 21.06.2011.

HGY/2010/1725 – Renewal of extant planning permission (HGY/2007/1839) granted for conversion of loft, including a dormer extension. Decided 16.11.2010.

HGY/2007/1839– Planning permission granted for conversion of loft, including a dormer extension. Decided 16.11.2010.

OLD/1982/0510 – Planning permission granted for the conversion of house to two separate self-contained flats. Decided 21.12.1982.

Example cases of ‘deconversions’.

HGY/2023/2664 – 6 Glasslyn Road, N8. (Full. Granted).

HGY/2023/1599 – 30 Sidney Road, N22. (Full. Granted).

HGY/2022/4129 – 14 Crowland Road, N15. (Full. Granted).

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

The main planning considerations raised by the proposed development are:

1. Loss of residential accommodation.
2. Standard and quality of residential accommodation.
3. Other matters.

Loss of residential accommodation

The applicant proposes to return the converted property back into a 3 bedroom, single, family dwelling which would result in the loss of an existing residential unit.

The applicant proposes to return the converted property back into a 3 bedroom, single, family dwelling which would result in the loss of an existing residential unit. Section 55 of the ‘Town and Country Planning Act 1990 provides that the conversion of a single dwelling house into two or more dwellings constitutes development. The Act does not cover the situation where a house is being converted back to its original use. However, the courts have held that where such a proposal results in the net loss of housing units, and/or the potential change in the character of the use of the land, it would meet the Act’s definition of development and therefore requires planning permission.

Policy DM10 states that Council will resist the loss of all existing housing unless housing is replaced with at least equivalent new residential floor space. The proposal does not result in any net loss of residential floor space. However, it is acknowledged that, amalgamations of flats into single units have the potential to impact on Haringey’s housing targets, set out in Policy SP2 of its Local Strategic Policies. Whilst such conversions in Haringey remain relatively rare, there has been a noticeable increase, and the Council is monitoring the situation.

It is acknowledged that the existing larger three-bedroom unit appears to be slightly under the London Plan internal space standard, and doesn’t have direct access to external amenity space, a case could be made for arguing that the de-conversion of this property could be considered an improvement in terms of the resulting quality of living accommodation that would be created compared to the existing situation.

The site is also within Haringey's Family Housing Zone. Policy DM16: Residential Conversions outlines the Local Plans aim 'To maintain a supply of larger family homes to meet Haringey's housing need'.

Given that the proposal does not result in the net loss of residential floor space, results in the re-provision of a family sized unit in the Family Housing Zone where there is a shortage of such housing, and given the existing larger unit fails current housing standards, the proposed de-conversion is welcomed.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

The dwellinghouse would essentially revert back to the original bedroom floor space prior to being converted (while noting the additional space provided by the extension to the ground floor) which exceed the space standards, as well as providing a good standard of kitchen and living space, an acceptable overall layout and large garden. As such, the standard of accommodation provided within the conversion is considered acceptable and in accordance with The London Plan (2021) Policy D6 Housing quality and standards.

Other matters

There are no physical changes to the exterior of the building. There would be no impact on the character and appearance of the area resulting from the proposed development.

The creation of a family sized residential unit to replace two existing flats would not be likely to significantly increase the number of vehicular trips generated at the site, particularly as no off-street parking is proposed to be provided. As such, it is not considered that there would be material harm to the capacity of the surrounding highway network.

Considering that there are no proposed changes to the exterior of the existing dwellinghouse, and the fact that there would be a reduction in the number of units, the proposal is not considered likely to result in any impact on the amenity of neighbouring properties compared to the existing situation.

Conclusions

The proposal is considered acceptable for the reasons set out above.

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions.

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.