

Officer Report

Application Number:	HGY/2024/1959
Application Type:	Full planning permission
Address:	851-853 High Road, Tottenham, London, N17 8EY
Proposal:	Refurbishment of two existing flats on the upper floors over existing retail shops to re-provide two x 1-bedroom flats, extending the upper level with a rear roof dormer and Juliette balconies for both flats. Reconstructing the ground floor outrigger to No851 shop with a flat roof.
Case Officer:	Oskar Gregersen
Valid Date:	16/07/2024
Applicant:	Mr Mark Howard
Agent:	Mr Paul Evans

RECOMMENDATION

Approve with Conditions

Proposed development

This is an application for the refurbishment of two existing flats on the upper floors over existing retail shops to re-provide two x 1-bedroom flats, extending the upper level with a rear roof dormer and Juliette balconies for both flats. Reconstructing the ground floor outrigger to No851 shop with a flat roof.

Site and Surroundings

The application site is a pair of mixed-use locally listed buildings with commercial use at ground floor level with residential above. The site is located within Tottenham High Road Conservation Area, with the surrounding area being comprised of similar typology with the ground floor appearing as an established, albeit neglected, shopping parade. The site is located with Site Allocation area NT-5 (High Road West), which has sites allocated for up to 1200 high quality homes, and expanded local shopping centre and improved community infrastructure.

The site is surrounded to the north and west by a timber yard, with mixed use residential buildings to the south.

The Haringey Conservation Area Appraisal for this sub-area of Tottenham High Road states that the application site is comprised of 'buildings of early 18th century origin with an attic storey with small dormer windows, but they have lost most of their traditional features and now have painted brick facades.' However, it states that they are a positive contributor to the continuity of scale of the area.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2000/0594 | 851 High Road | Conversion of upper floors into one self-contained flat
Approve w/ Conditions

HGY/2024/0204 | 851-853 High Road | Change of use of ground floor shop premises 851 and 853 High Road to two single bedroom dwellings with rebuilding and enlargement of ground floor rear extensions and replacement of existing shopfronts. Refurbishment of two existing upper floor dwellings including new dormer extension in rear roof pitch at attic level and replacement of all windows.
Refuse

HGY/2024/1383 | 851-853 High Road | Refurbishment of two existing flats on the upper floors over existing retail shops to provide two two-bedroom flats, extending the upper level with a rear roof dormer and terrace for the upper flat. Reconstructing the ground floor outrigger to No851 shop with a flat roof providing a terrace for first floor flat.
Refuse

CONSULTATION RESPONSE

- No Responses

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 press notice in the local newspaper, 1 site notice displayed nearby and 32 letters sent to nearby properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

- No responses

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;

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 application seeks permission for the reconstruction of existing rear outrigger to replace its lean-to roof design with a flat roof, to facilitate a larger room at rear of the first-floor level, and formation of a rear dormer roof extension, with 1.5sqm inset balconies, finished in materials similar to that of the host building. Additionally, permission is sought for the replacement of existing uPVC windows with new units.

It is noted that this proposal is an amended version of a previously refused application for alterations to the upper floors of this site. The refused proposal (HGY/2024/1393) sought the addition of an additional bedroom to each flat, which subsequently meant that the dwellings did not meet the space standards as set out in the London plan. This proposal has removed the additional bedroom from each dwelling to create two x one bedroom flats, with a 1-bed 1-person unit proposed on the first floor and and 1-bed 2-person in the roof space, both of which now meet the required quantum for space as per Table 3.1 of London Plan Policy D6.

The proposed reconstruction of an existing ground floor outrigger would see a slightly wider outrigger formed to support a rear dormer roof extension, with a small inset balcony 1.5sqm in area. The proposed rear dormer would be 9.15m wide by 2.4m tall, and 4.48m deep, and would have a similar balcony to that proposed at first floor level. These extensions would be finished in similar/sympathetic materials to the host building.

Whilst the roof extension is sizeable, the additional bulk would be added to the rear of the building addressing a heavily-built area of low-architectural quality, with only partial glimpsed views of the roof extension available to the north of the site on the High Road. On balance, given the prevalence of other sizeable roof additions and the prevalence of sizeable alterations to surrounding properties in this section of the High Road, on balance, the extensions and alterations to the host building are deemed to be acceptable. The proposal would provide additional internal space to two existing flats, creating significantly more functional living spaces which have improved internal flow and access to light.

Impact on the character and appearance of the conservation area

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.

The proposed changes in this application area predominantly to the rear of the site, with the reconstruction of an existing outrigger, and formation of rear dormer roof extension, finished in materials similar to the existing building. The changes proposed to the front elevation are the replacement of existing double glazed window units and removal of existing shop signage to be removed before painting white.

This portion of Tottenham High Road Conservation Area is characterised by its historic shopping parade, specifically with ground floor commercial units comprised of a mix of various heritage styles. As such, the use of the ground floor for retail is seen to be an integral part of the character of the area. This proposal, unlike a previously refused proposal from early in 2024, (HGY/2024/0204), does not propose the reinstatement of original details to a pair of ground floor retail units. This is regrettable as at present the units are in a state of disrepair, however on balance, their retention as retail units is important to the character of the conservation area as a shopping parade. The retention of the retail units also assists the LPA in achieving strategic goals set out in the Tottenham Area Action Plan.

The changes proposed to the rear are not deemed to result in unacceptable harm to the character and appearance of the Tottenham High Road Conservation area, as they would not be overtly visible from the roadway, and would be compliant with relevant policy.

Of the changes proposed to the front, the removal of current signage from shop frontages and a white repaint is deemed to be a minor alteration that given its existing condition, would not harm the character and appearance of the building. The existing uPVC windows are in a state of disrepair. Whilst it would be preferable for any replacement windows to be timber framed, the replacement with new uPVC would not cause any further harm to the character and appearance of the host building.

Overall the extensions and alterations proposed are deemed to be in general accordance with policy, that would preserve the character and appearance of the conservation area and would not cause unacceptable harm to the locally listed asset. The proposal is therefore acceptable with regards to heritage considerations.

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.

Currently, the application sites are two ground floor retail units, with existing drawings showing two, small, one-bedspace flats on the upper levels. It is noted that the planning record only shows permission granted for a single flat on upper levels (granted under permission HGY/2000/0594). The flats above are shown on drawings to be 39.5sqm and 32sqm respectively.

As stated above, permission is sought to provide additional floorspace to the two existing one-bedroom flats, 39.5sqm and 32sqm respectively, by adding a dormer roof extension with Juliet balcony, and roof terrace at first floor level. This would see the internal floor space of each flat increase to 50.3sqm and 58.5sqm respectively. This is an amended version of previously refused applications HGY/2024/0204, and HGY/2024/1383, which were refused on the grounds of adverse impact on the Conservation Area and insufficient floor space respectively. These issues have been addressed in this application as the ground floor retail units will be retained, with additional floorspace being provided towards the existing two flats. As such the LPA deem this proposal to be an improvement over the previous two applications.

The proposed floor plans for the upper floor flats show that the flats would reach the required quantum of space as per London Plan Policy D6, with both units being dual aspect and having a functional and improved layout over the existing. As such the proposal is deemed to be acceptable in terms of quality of residential accommodation and should be approved.

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 proposed dormer roof extension, by virtue of the character of surrounding buildings, where to the north is a wood yard, with large industrial use to the east, and retail storage to the south would likely not have any adverse impact on neighbouring residential amenity with respect to overshadowing or enclosure.

The proposed adjusted rear projection would be of similar scale to the existing and would not result in any unacceptable impact on outlook or light conditions for nearby residential occupants. The flat at first floor level would have a small inset balcony which would not result in any unacceptable overshadowing or overlooking impact on adjacent neighbouring residential properties. The proposal is therefore acceptable with regards to amenity impact considerations.

Conclusion

The proposal is considered acceptable as it would introduce residential units of compliant with London Plan Policy D6, without impinging on the character of the conservation area or neighbouring amenity. The proposed changes to the site would not adversely affect neighbouring amenity, or the character of Tottenham High Road Conservation area and is deemed to be generally compliant with relevant policies.

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

CIL APPLICABLE

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

RECOMMENDATION

Grant permission subject to the following 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.