

**16 Park Avenue South
London N8 8LT**

PLANNING DESIGN + ACCESS STATEMENT



Proposed deconversion of 3 flats back into 1 single family home, no external works.

submitted by Studio Tashima

on behalf of Katharine Cohen and Alexander Kristal

Planning and Building Development
Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

October 2024

DESIGN AND ACCESS STATEMENT

Proposed deconversion of 3 flats back into 1 single family home, no external works.

To Whom It May Concern:

On behalf of Katharine Cohen and Alexander Kristal, please find our Design and Access Statement in support of a full planning application for proposed deconversion of 16 Park Avenue South. This is to be read in conjunction with photographs and drawings as scheduled below.

Drawings	PL003 Existing Site Plan	1:100 @ A1 / 1:200 @ A3
	PLI00 Existing Lower Ground Floor Plan	1:50 @ A1 / 1:100 @ A3
	PLI01 Existing Upper Ground Floor Plan	1:50 @ A1 / 1:100 @ A3
	PLI02 Existing First Floor Plan	1:50 @ A1 / 1:100 @ A3
	PLI03 Existing Loft Plan	1:50 @ A1 / 1:100 @ A3
	PLI04 Existing Roof Plan	1:50 @ A1 / 1:100 @ A3
	PL200 Existing Front Elevation (East)	1:50 @ A1 / 1:100 @ A3
	PL201 Existing Rear Elevation (West)	1:50 @ A1 / 1:100 @ A3
	PLII0 Proposed Lower Ground Floor Plan	1:50 @ A1 / 1:100 @ A3
	PLIII Proposed Upper Ground Floor Plan	1:50 @ A1 / 1:100 @ A3
	PLII2 Proposed First Floor Plan	1:50 @ A1 / 1:100 @ A3
	PLII3 Proposed Loft Plan	1:50 @ A1 / 1:100 @ A3
	PLII4 Proposed Roof Plan	1:50 @ A1 / 1:100 @ A3
	PL210 Proposed Front Elevation (East)	1:50 @ A1 / 1:100 @ A3
	PL211 Proposed Rear Elevation (West)	1:50 @ A1 / 1:100 @ A3
	SK-001 Existing Photos	1:100 @ A1 / 1:200 @ A3
	Appendix Site Photos	

I PLANNING CONTEXT

I.1 16 Park Avenue South is a two-storey over a lower ground floor terraced house. The property is currently arranged as 3 flats (converted from a single-family house to 3 flats in 1985).

- 1.2 The property is not in a conservation area.
- 1.3 There was a recent approved planning application which lapsed for the property for: "Single storey rear extension (following demolition of existing outrigger); excavation of basement and front lightwell, with associated boundary treatment, to create additional space to existing lower ground floor flat" Application nr. HGY/2017/3186 (decision 22. December 2017).

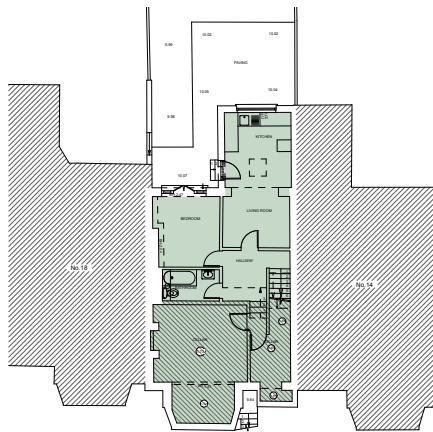
2 THE PROPOSAL

Generally

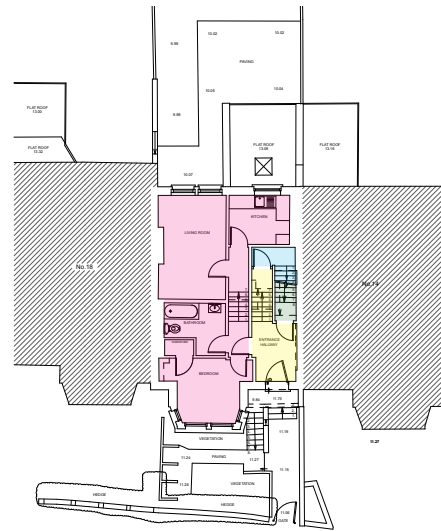
- 2.1 Katharine Cohen and Alexander Kristal, owners of the Freehold, are developing the property for personal use. It is intended as a family home for many years to come. It is not a short-term investment or commercial venture.
- 2.2 The proposal consists purely of the internal deconversion back into 1 single family dwelling and there are no external works proposed to the property.

3 EXISTING LAYOUTS

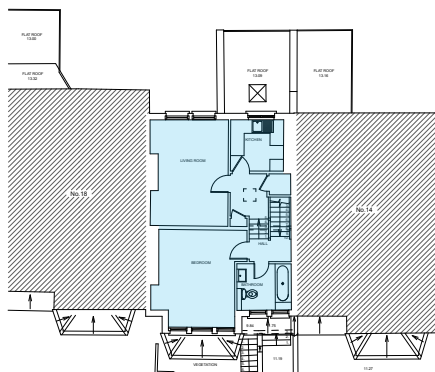
- 3.1 All new Dwellings should meet Technical Housing Standards – nationally described space standards (DCLG March 2015). The London Plan confirms the standards also apply to conversions.
- 3.2 Assessment
- 3.2.1 **Unit 1** – This is a one bedroomed lower ground floor flat, with a kitchen / living and bathroom and stairs to the ground floor.
This flat is accessed via the communal hallway at ground floor.
This flat is 68sqm GIA, 28sqm of which is uninhabitable cellar space with a reduce head height, making the habitable area only 40sqm. This falls short of the 39sqm national minimum floorspace standard for a 1-be 1-person studio with a bath for a 2 storey dwelling as this 40sqm includes stairs. This unit does not and cannot meet the national minimum requirement.
- 3.2.2 **Unit 2** – This is a one bedroomed ground floor flat, with a kitchen, bathroom and living room.
This flat is accessed via the communal hallway at ground floor.
This flat is 41sqm GIA. This only meets the 39sqm national minimum floorspace standard for a 1-be 1-person studio with a bath.
- 3.2.3 **Unit 3** – This is a one bedroomed first floor flat, with a kitchen, bathroom and living room and stair access to the ground floor.
This flat is accessed via the ground floor communal hallway.
This flat is 56sqm GIA. This falls short of the 58sqm national minimum floorspace standard for a 1-bed 2-person studio with a bath on 2 storeys as the 56sqm includes stairs. This unit does not and cannot meet the national minimum requirement.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

KEY:

- LOWER GROUND FLOOR UNIT 1 - GIA 68.18sqm, of which
- RESTRICTED HEAD HEIGHT (1.72 to 1.84m) - GIA 28.09sqm
- GROUND FLOOR UNIT 2 - GIA 41.51sqm
- FIRST FLOOR UNIT 3 - GIA 55.55sqm
- COMMUNAL AREAS - GIA 7.20sqm

3.3 The previous use of the flats was Social Housing of elderly, vulnerable people. The previous owner, the Hornsey Housing Trust, decided that the building was no longer safe or viable for housing social tenants and decided to sell on the open market. The property was auctioned in May 2024. The property was sold to the applicants and is no longer Social Housing.

3.4 The Hornsey Housing Trust advised that the flats have been vacant from the following dates:

Flat 1 - Vacant from 1 Jan 2018

Flat 2 - Vacant from 27 August 22

Flat 3 - Vacant from 9 September 23

4 NEED FOR CONSENT AND ADVICE FROM PLANNING DEPARTMENT

4.1 Prior to purchasing the property, the applicants received the following advice from Haringey Planning Department in April 2024.

"The amalgamation of the flats back into one family dwelling does not require planning permission. Planning permission is only necessary when the number of units is increased, but is not necessary when it is decreased.

The amalgamation/deconversion requiring planning permission depends mostly on the policies and strategic plans that a borough has in place. In the case of Haringey, the Local Plan is not reliant on conversions to meet its strategic housing target as well as there are no current policies that oppose such works. As such currently the amalgamation/deconversion in Haringey is seen as not requiring a planning permission."

This informed the applicants' decision to purchase the property.

- 4.2 When asking for clarification regarding the certificate of lawfulness of the deconversion, the applicants were subsequently advised in October 2024 by Haringey Planning Department that

"the council has been looking into restricting some of the amalgamations due to pressure to deliver more housing. The policies will be changing from 'loss of residential floor space' to also include 'net loss of residential units'. Some areas will be affected more than others, as we are also trying to boost family sized units in certain areas of the borough.

Given those upcoming changes, the best way forward will be to submit planning application for amalgamation as soon as possible. This way the application will still be fine on principle of proposal and get an easy approval."

- 4.3 The applicants are therefore submitting this application for the deconversion of the property.

5 HOUSING NEED AND CHARACTER OF THE AREA

- 5.1 Haringey is looking to boost family sized units in certain areas of the borough. The proposal would amalgamate the units and create a three-bedroom dwelling. It would therefore become a family house with no loss of family accommodation units or bed spaces.
- 5.2 Park Avenue South typically contains single-family dwellings in the form of terraced houses. The proposal will restore the building to its original use.
- 5.3 The scheme would deliver a family dwelling that is more in-keeping with the housing stock in the immediate vicinity. Meeting this would, we suggest, outweigh the loss of the smaller sub-standard flats.

6 IMPACT

- 6.1 There are no external works proposed and therefore the proposal will not adversely affect the character of the building or the area.

7 ACCESS

- 7.1 The house is set back from the street and is accessible via a gate and set of steps to a ground level. Access to the property from the road at Park Avenue South will not be altered in any way. There are no public thoroughways across the property.

7.2 The site has a PTAL rating of 2 and is predominantly served via bus. It is a short walk to Crouch End (0.6miles) and Muswell Hill (0.8 miles), and it is located in a predominantly 'family' area just a short walk from a number of local schools. On this basis, it is considered that No.16 would be far more suited to a family than flats.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Ashford'.

APPENDIX

EMAIL CORRESPONDENCE WITH HARINGEY PLANNING DEPARTMENT

From: Planning DTO PlanningDTO@haringey.gov.uk 
Subject: RE: Deconversion / Amalgamation Policy Guidelines
Date: 11 October 2024 at 16:12
To: Robert Cohen rob.cohen@corum-property.net
Cc: kmcohen94@gmail.com, ackristal1@gmail.com, Planning DTO PlanningDTO@haringey.gov.uk

PD

Dear Rob,

Apologies for not getting back to you earlier.

-Regarding the rear extension:

You will need to complete the deconversion before you can apply for the prior approval. This is because the property will still be considered flats at time of submission, and this will result in a refusal, as flats do not benefit from this type of works under PD.

-Regarding the amalgamation:

Unfortunately, it is a bit of an awkward timing. Since our initial correspondence, the council has been looking into restricting some of the amalgamations due to pressure to deliver more housing. The policies will be changing from 'loss of residential floor space' to also include 'net loss of residential units'. Some areas will be affected more than others, as we are also trying to boost family sized units in certain areas of the borough.

Given those upcoming changes, the best way forward will be to submit planning application for amalgamation as soon as possible. This way the application will still be fine on principle of proposal, and get an easy approval. After which and can take your time with completing the works at your pace. Additionally, it will also give you all the necessary proof to alter the street numbering, council tax, etc. It will allow you to build the small extension right away, as well as apply for the prior approval much earlier, as having approved planning application for the deconversion means that you can apply for prior approval for large home extension the moment the internal division (internal entrance doors) of the flats is gone.

Alternatively, you can implement the extension to be part of the application for the deconversion, this way you can do it under one application from the start.

If you have any questions, please let me know.

Kind regards,

Iliyan Topalov

Placemaking and Housing | Haringey Council

Alexandra House 10 Station Road, Wood Green, N22 7TR

www.haringey.gov.uk

From: Robert Cohen <rob.cohen@corum-property.net>
Sent: 11 October 2024 12:50
To: Planning DTO <PlanningDTO@haringey.gov.uk>; Planning Support <planningsupport@haringey.gov.uk>
Cc: kmcohen94@gmail.com; ackristal1@gmail.com

Subject: RE: Deconversion / Amalgamation Policy Guidelines

Good afternoon

I phoned on this morning to enquire about progress on my request below. Customer Service advised that I contact you by email to follow up.

I appreciate that it is only 5 days since I emailed you last Friday and understand that you no doubt have many enquiries.

There are two matters I enquired about, and the rear extension may require more time for you to respond. If our enquiry could be dealt with in two parts, that would be helpful.

1. Amalgamation back into one family dwelling

This issue is more pressing as we are trying to resolve utility supplies. I don't want to take any steps until we have heard from you.

Are there any forms we need to complete to obtain your confirmation that we can proceed with the amalgamation?

2. Rear Extension

This enquiry probably requires more consideration on your part and is less pressing for us than the Amalgamation issue, although we would require both to be resolved before we proceed with PWA and starting any works.

Have a good weekend

Rob Cohen

From: Robert Cohen

Sent: 04 October 2024 11:43

To: Planning DTO <PlanningDTO@haringey.gov.uk>; Planning Support <planningsupport@haringey.gov.uk>

Cc: kmcohen94@gmail.com; ackristal1@gmail.com

Subject: FW: Deconversion / Amalgamation Policy Guidelines

Good morning

I am getting in touch following on from our earlier correspondence in April of this year regarding the deconversion of a house back into a single-family dwelling.

Your email of 24 April 2024 (below) advising that: *"The amalgamation of the flats back into one family dwelling does not require planning permission"*, provided us with the assurance we needed to bid for the property on auction.

We have now bought the property and are trying to understand whether we would need to apply for planning permission for a rear extension. We attach the proposed and existing plans of the lower and upper ground floors for your reference.

The property address is **16 Park Avenue South, N8 8LT** and the new registered owners are:

Katharine Miriam Cohen; and
Alexander Charles Kristal

You also mentioned previously that the house would benefit from permitted development rights if amalgamated back into one family dwelling. If we have understood correctly our proposed rear extension would be permitted development.

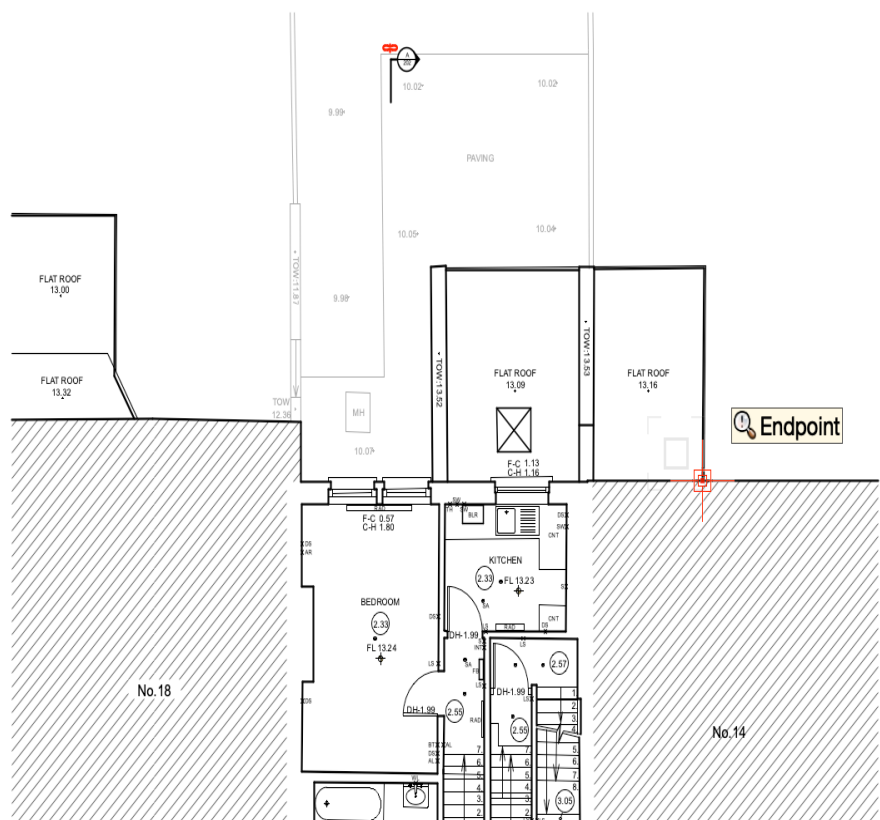
Would we need to apply for 'Prior Approval', or would we need to apply for a Certificate of Lawfulness for the deconversion and extension?

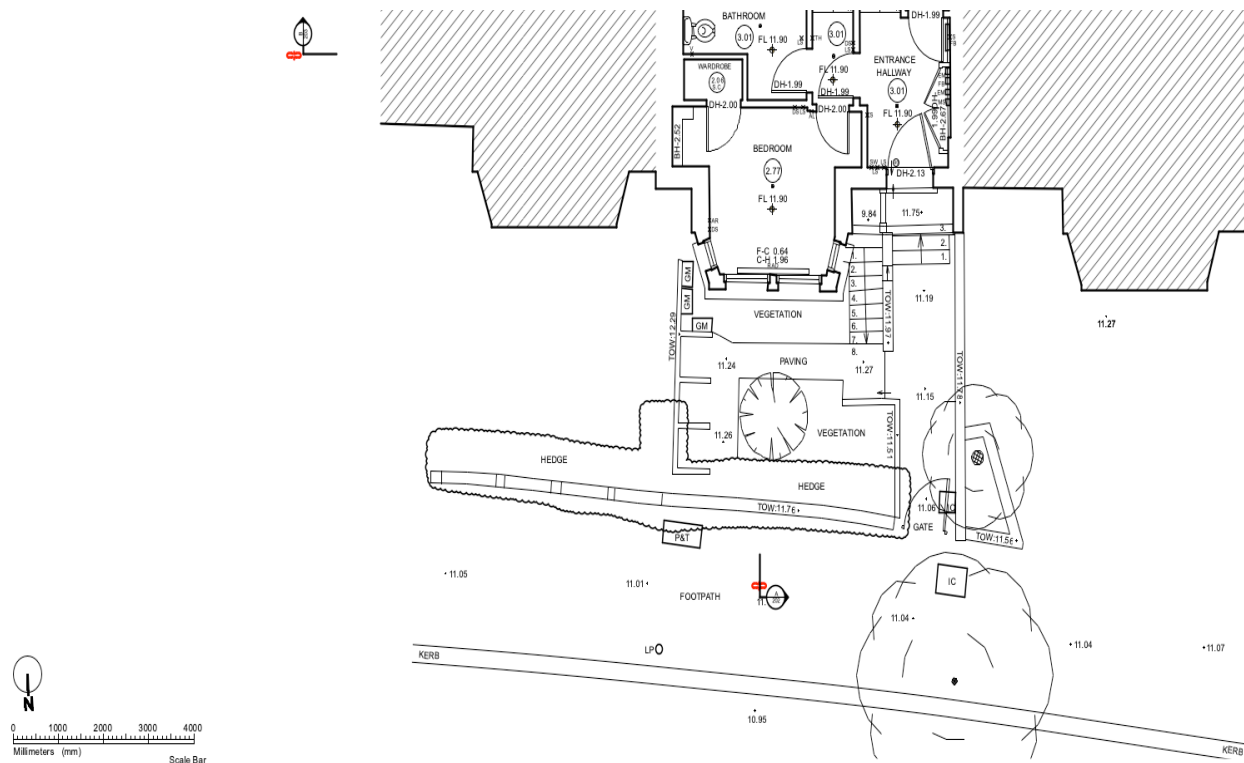
I will be assisting the owners (my daughter and her fiancé) with the project, and I am copying them in on this email so that you have the relevant contact details for them.

We look forward to your advice.

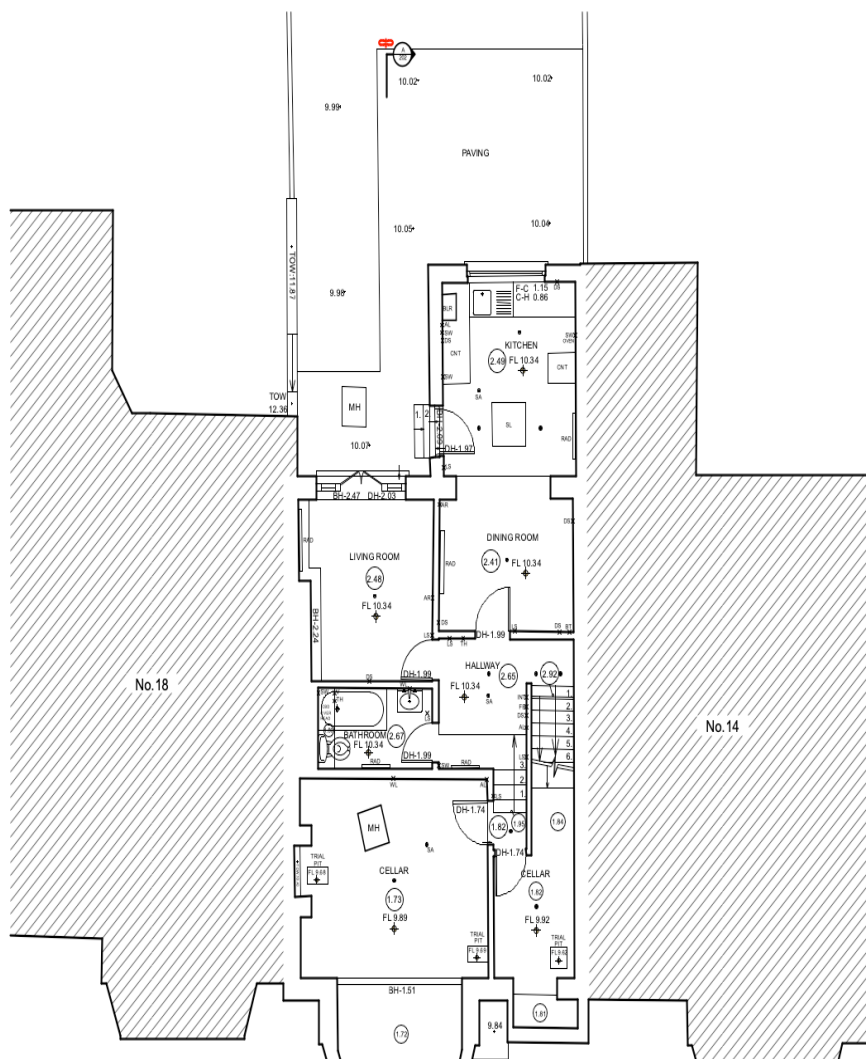
Kind regards

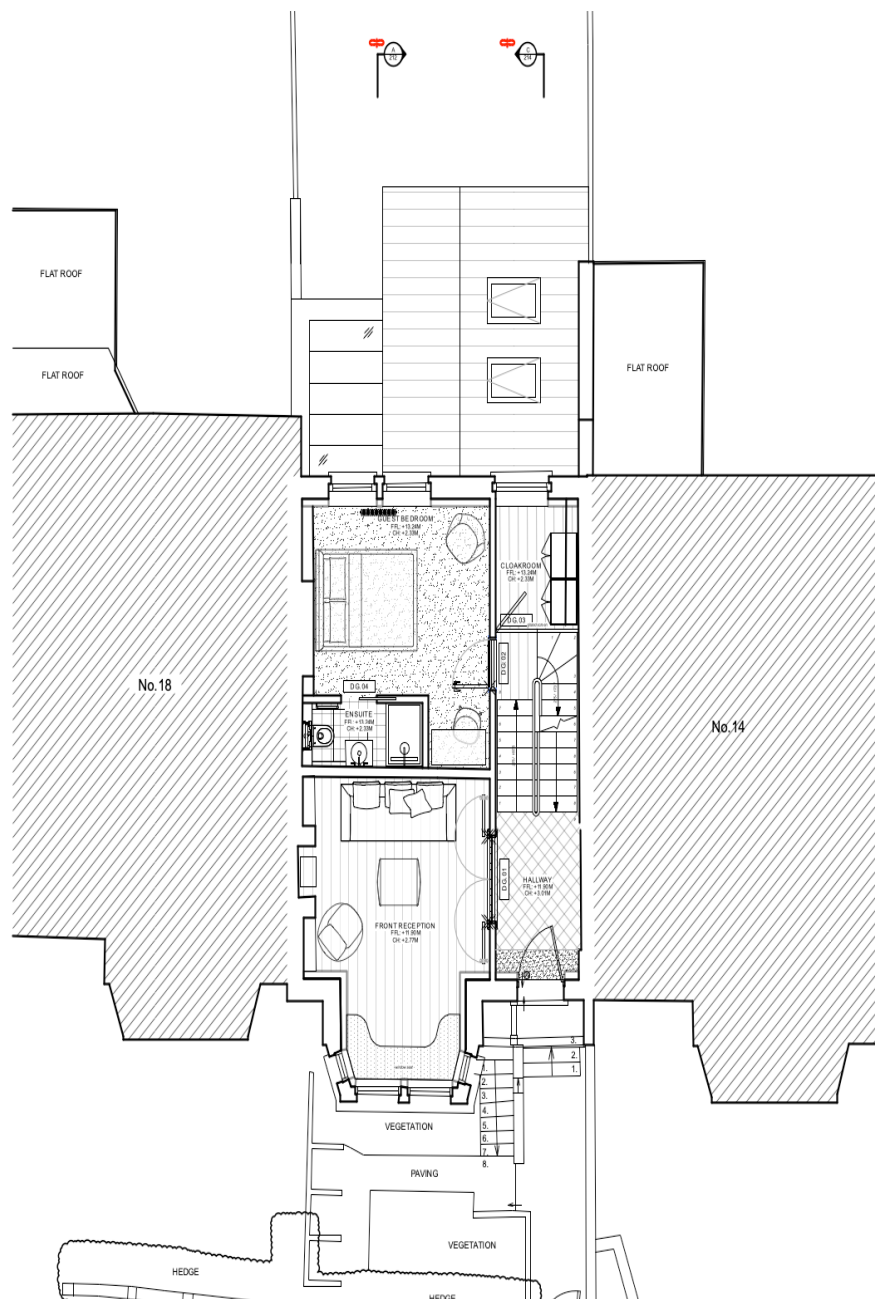
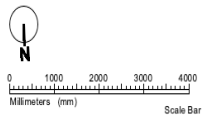
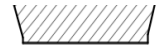
Robert Cohen	07887 983 380
Kate Cohen	07960 502 787
Alex Kristal	07407 254 235

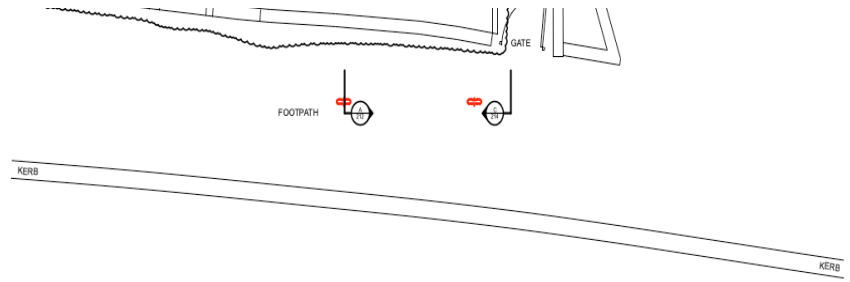
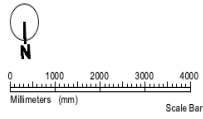




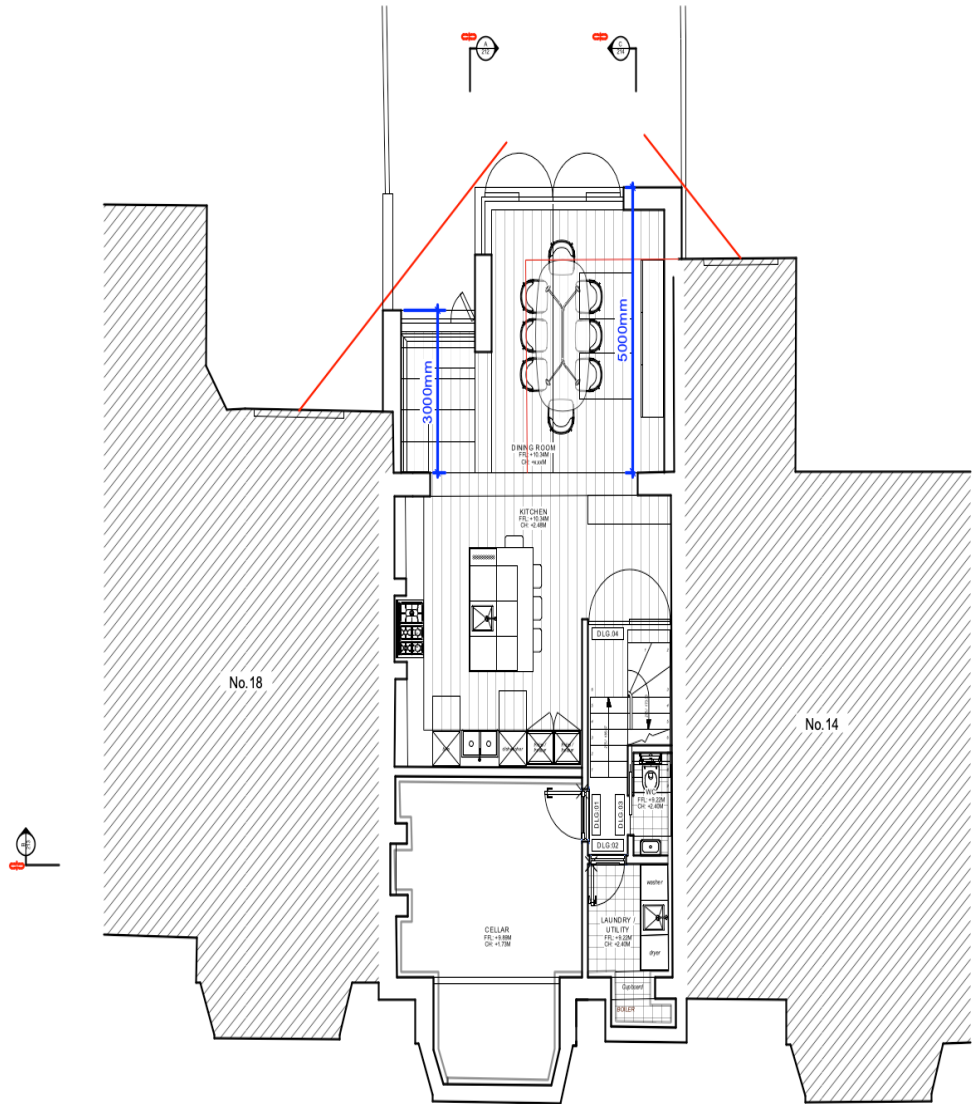
EXISTING UPPER GROUND

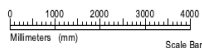






PROPOSED UPPER GROUND





PROPOSED LOWER GROUND

From: Planning DTO <PlanningDTO@haringey.gov.uk>
Sent: 24 April 2024 15:22
To: Robert Cohen <rob.cohen@corum-property.net>
Cc: Planning DTO <PlanningDTO@haringey.gov.uk>; Planning Support <PlanningSupport@haringey.gov.uk>
Subject: RE: Deconversion / Amalgamation Policy Guidelines

Dear Robert ,

The amalgamation of the flats back into one family dwelling does not require planning permission. Planning permission is only necessary when the number of units is increased, but is not necessary when it is decreased.

The amalgamation/deconversion requiring planning permission depends mostly on the policies and strategic plans that a borough has in place. In the case of Haringey, the Local Plan is not reliant on conversions to meet its strategic housing target as well as there are no current policies that oppose such works. As such currently the amalgamation/deconversion in Haringey is seen as not requiring a planning permission. While the amalgamation itself does not require planning permission, external works related to it might require planning permission. If you are unsure whether something needs planning permission, you can always contact us again for those alterations.

As the property is being converted to a single dwellinghouse, it will regain its permitted development rights and as such works which will be possible under permitted development rights can be carried out as part of the deconversion.

That said, the amalgamation will still require building control. You can find more information about applying for building control on the following link - [How to make a Building Control application | Haringey Council](#)

You can contact Building Control via email: control.haringeybuilding@haringey.gov.uk or telephone: 020 8489 5504

Hope this helps.

If you have any questions, please let me know.

Kind regards,

Iliyan Topalov

Placemaking and Housing | Haringey Council

Alexandra House 10 Station Road, Wood Green, N22 7TR

www.haringey.gov.uk

From: Planning Support <PlanningSupport@haringey.gov.uk>

Sent: Wednesday, April 24, 2024 1:54 PM
To: Robert Cohen <rob.cohen@corum-property.net>
Cc: Planning DTO <PlanningDTO@haringey.gov.uk>
Subject: RE: Deconversion / Amalgamation Policy Guidelines

Good afternoon Robert, I hope you're well.

Many thanks for your email. I have copied our Duty Planning Officer into this response for him to assist you with your enquiry.

Good afternoon Duty Planner – could you please provide some guidance for this customer? Many thanks as always!

Kind Regards

James Argles
Development Management Support Team
Placemaking and Housing
Haringey Council
Level 5 Alexandra House
10 Station Road
London
N22 8ZW
T. 0208 489 5567
james.argles@haringey.gov.uk

www.haringey.gov.uk
[twitter@haringeycouncil](https://twitter.com/haringeycouncil)
facebook.com/haringeycouncil

From: Robert Cohen <rob.cohen@corum-property.net>
Sent: Wednesday, April 24, 2024 12:30 PM
To: Planning Support <planningsupport@haringey.gov.uk>
Subject: Deconversion / Amalgamation Policy Guidelines

Good morning

I am assisting my daughter (a local GP) to find a family home. I have found a property in Muswell Hill Ward which is going on auction on 9 May. It is an Edwardian terraced house that was converted into 3 one-bedroomed flats some 43 years ago. My daughter would need to amalgamate (deconvert) the 3 flats back into a single family home for her family.

It would be extremely helpful if you could indicate how Haringey planning would look upon this. Is there a presumption against or for amalgamation or is the policy neutral and each case decided upon its merits. I have looked at the Local plan and your website and cannot find anything specifically about amalgamation.

The property is owned by a Housing Trust which is selling it as it is no longer considered suitable for their purposes as the accommodation is

longer considered suitable for their purposes as the accommodation is sub-optimal.

Thank you

Robert Cohen

12A Ellington Road
London
N10 3DG

Mobile: +44 7887 98 33 80

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