



Officer Report

Application number:	HGY/2024/2121
Application Type:	Full planning permission
Address:	5 Lancaster Road, Hornsey N4 4PJ
Proposal:	Conversion and extension of existing five bedroom three storey single dwellinghouse into two self contained apartments. Includes rear infill extension on the ground floor, loft conversion with heat pump and 3 rooflights and modification to windows at the front and rear elevations
Case Officer:	Alicia Croskery
Valid Date:	31/07/224
Applicant:	Mr Ajit Shah
Agent:	Mr Peter Mance

1. Site location

The application site comprises a three-storey, mid-terrace dwelling located on the southern side of Lancaster Road. The surrounding area is predominantly residential in nature, characterised by long terraces of dwelling houses.

The property is located within a conservation area, specifically the Stroud Green Conservation area. The Stroud Green Conservation area is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings. This consistency informs the significance of the conservation area meaning small scale alterations (replacement windows, doors, rooflights) are currently controlled in relation to single family dwellings.

2. Description of Proposal

The application proposes the change of use of this property from a single-family dwelling (C3) to 2 self contains flats. Additionally, the proposal includes a rear infill extension on the ground floor.

Flat 1 is 2 bed 3 person, measuring 111.6m² and spans across the ground floor and level 1. The Flat benefits from an open plan living on the ground floor which opens up to the outdoor patio area.

Flat 2 is 1 bed 2 person measuring 65.6m². The flat shares the communal lobby on ground floor and is proposed on the half level 2 and upper level 2. The unit will benefit from dual aspect living.

It is noted that a number of revisions have been made from the original proposed scheme with the most notable changes including the removal of the loft conversion/rear dormer extension.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

HGY/0002/2423 – Refurbishment of house. Approved.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Conservation officer: No objection – comments are discussed further below.

LBH Cleansing officer: No objection subject to conditions provided.

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: Nil.

Objecting: Nil.

Supporting: Nil.

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and impact of the proposed development on the character and appearance of the conservation area.
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Waste management

Principle of development

Principle of additional housing/ conversions

The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

The Mayor's Housing SPD (March 2016) refers to the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households (para. 1.2.34).

The proposal would add additional residential units to the borough's housing stock, which would work towards meeting the above identified housing delivery objectives for the borough. The principle of the additional housing is therefore acceptable.

Local plan policy on conversions

Policy DM16 states that the Council will only permit conversion of larger homes (properties with 3 bedrooms or more) to small self-contained flats where – inter alia – they are located outside a Family Housing Protection Zone (FHPZ), have a floorspace of 120sqm or more, and provide a mix of unit sizes in line with DM policy DM11.

Part B of the policy is also relevant to the principle of conversion, in setting out that conversions within the FHPZ are still potentially acceptable but only where they comply with criteria (b – g) of part A of policy DM16, and result in no net loss in the number of family-sized units.

The property in question is not located within a Family Housing Protection Zone and has an internal un-extended original floor space of 185.8sqm, which exceeds the minimum 120m² required in order to be deemed a property suitable for conversion to smaller residential units.

Parts c – g of part A of the policy deal with the standard of residential accommodation and shall be considered in detail within the relevant sections of this report.

The proposal is considered to contribute to the supply of housing in the borough in an accessible location, in accordance with the overarching aims of adopted policy. Therefore, the principle of providing additional residential accommodation on the site is acceptable subject to all other planning considerations discussed below.

The principle of conversion is considered to be acceptable, in accordance with the relevant parts of policy DM16 of the DMP.

Design and impact of the proposed development on the character and appearance of the conservation area.

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 ‘Delivering good design’ states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance, and where innovative and creative contextual architectural responses are integrate the conservation and enhancement of heritage assets to contribute to their significance and sense of place. 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.

5 Lancaster Road lies within the Stroud Green Conservation Area. The development of Stroud Green demonstrates the evolution of a speculative late-Victorian residential area based on terraced housing, using a repetitive formula of house plans and elevations within limited variations. Interest was added by means of increasingly mass-produced architectural features available from builders' merchants such as window lintels, door casings, mouldings, capitals and roof details. These features, their retention, detailing, and consistency are important aspects of the Conservation Areas significance.

5 Lancaster Road is part of a group along this road, where the three storey houses in yellow stock brick with ground- floor bays. The paired porches have attached columns with sculpted capitals and the entablature above contains wide flat, triangular shaped mouldings containing relief decoration topped by a projecting cornice. 5 Lancaster Road is considered to positively contribute to the significance of the Conservation Area.

The rear elevation of the terrace, visible from Parkland walk is generally well preserved apart from at ground floor level where there are several extensions, which vary in quality and design. However, the existing upper storeys generally remain unaltered allowing the full height outriggers, and the buildings' original form, to remain appreciable and prominent additions.

LBH Conservation officers had the following comments:

Overall, whilst there is no in principle objection to the conversion of the building there are several areas which raise concerns and the scheme as it stands would be considered to cause less than substantial harm to the significance of the conservation Area as it would create poor quality and prominent additions and alterations which would erode the quality of the architectural character of the building, and its consistency with the terrace which are fundamental aspects of the conservation Areas significance.

Though the harm identified to the Stroud Green Conservation Area is less than substantial great weight should be given to the designated heritage assets' conservation. In accordance with NPPF paragraph 208 and policy DM9 and any harm caused to the significance of a designated heritage assets requires clear and convincing justification and should be weighed against public benefits. Accordingly, Conservation would not support this application.

If minded to negotiate, the following relatively substantial amendments for the scheme are recommended:

- *Loft conversion – either:*

- *Remove this element of the scheme or,*
- *Reduce the size of the proposed dormer and remove the poor quality louvers and rationalise the proposed openings as they are more proportionate and consistent with each other. Ridge tiles need to be maintained*
 - *Relocating the bathroom to the front elevation would probably help in this regard to avoid the obscure glazing and rooflight see below*
- *ASHP – this needs to be located at ground level and appropriately screened.*
- *Replacement windows – these need to be timber sashes with concealed trickle vents e.g. within the window frame, not the top rail*
- *Rooflights*
 - *Front elevation rooflights should be flush with the roof and located further down on the roof slope, away from the ridgeline*
 - *Rooflights to the extension should be amended so a large solid upstand is removed*
- *Bin store – needs to be relocation to the side boundary away from the main entrance*

In response to the above comments the following changes have been made to the proposed development:

- Attic extension and rear dormer removed from the scheme.
- Flat 2 is now configured as a 1 bedroom/2 person unit.
- Front yard reconfigured to relocate bins around side boundary fence.
- Ground floor rear extension revised to improve layout and allow for revised roof along the boundary between 3 & 5 Lancaster Road. See Section DD & EE on drawing 327/03/106 Rev B. Wall height is 2500mm at the boundary. The box gutter runs along the top of the wall.
- ASHP is located for Flat 1 is relocated to subordinate it's appearance to the rear elevation.
- Velux conservation style/flush roof light is noted for the rear second-floor outrigger over the proposed Utility Room.
- All replacement windows to be timber double-glazed traditional sash style with a 1 over 1 style. Reinstall recessed window reveals within the interior brickwork to install these according to the correct/traditional details.

The proposed changes to the scheme are now considered to have a beneficial impact on the Conservation area and in accordance with the relevant policies.

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 criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The proposal would see the existing property sub-divided into self-contained units as follows:

Unit no.	No. beds/persons	Floorspace (sqm)	London Plan requirement (sqm)	Amenity space provision (sqm)
Flat 1	2 bed 3 person	111.6m ²	70m ²	60m ²
Flat 2	1 bed 2 person	65.6m ²	58m ²	Nil

The proposed development would create 2 units which meet the standard requirements within the London Plan as set out in the table above. Each flat provides individual bedroom sizes in accordance with the London Plan as well as providing a good standard of kitchen and living spaces and an acceptable overall layout. The proposed layout of Flat 2 is unconventional and includes floor areas for the first and second floor lobby. The top floor is the main habitable space and includes approximately 40sqm of bedroom and living space, which is reasonable for a 1 bed unit. The ground floor is a more conventional arrangement and has very generous floor area and the outdoor amenity space. There is no amenity space for the top floor, but this is the smaller unit and the layout does not lend itself to such provision. 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.

Additionally, both units benefit from dual aspect living with all habitable rooms having adequate access to light provided though with windows or rooflights. Floor to ceiling heights for the proposed living areas and bedrooms all exceed 2.5 metres in height. It is noted that the half levels which house bathrooms for both flats have a lower floor to ceiling height, however the overall flats maintain a height of 2.5m for 75% of the gross floor area.

Given the above, the proposed units would provide an acceptable standard of accommodation for future occupiers.

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 alterations to the rear of the property would not adversely affect the amenity of neighbouring occupiers. The height of the development has been reduced to 2.5 metres to the side boundary with a sloping roof. The rear opening serving the window is a large patio door and is above the ground level, both of which add further mitigation.

Additionally, extensions of similar parameters are a common precent along Lancaster Road. As such the physical alterations are acceptable in amenity terms.

The proposed ASHP is located on the ground floor, adjacent to the boundary. The proposed ASHP is to be a Viessman system which has a noise rating of approximately 50db, which is considered to be very quiet. As such, the proposed location is considered appropriate.

In terms of use, the conversion of the property into two self contained units as proposed is not significant in planning terms. The comings and goings would remain similar to the existing use as a large single household family.

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 site has a PTAL value of 6a and is considered to have excellent access to public transport services. The site has walking access to five tube stations and two bus stops (4 min walk).

The existing site has no off-street parking proposed as part of this proposal.

It is considered, given the scale of the development, the intended level of occupancy and the availability of public transport in the area, the proposal is not considered to result in harm to the transport and highways network or result in on-street parking stress to an unacceptable level.

In terms of cycle parking arrangements, this will be secured by way of condition. It is noted that the front yard has sufficient room for future cycle storage depending on design or there is sufficient space within the internal or rear garden of the site if need be.

Waste management

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

The Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough. Adequate bin storage for both refuse and recycling purposes is provided within the front garden area.

7. Conclusion

The design, siting and form of the extensions and alterations are considered to be acceptable in design terms, the appearance of the building and this part of the conservation area. The extensions/ alterations will not adversely impact the residential and visual amenities of neighbouring occupiers. The standard of living accommodation for future occupiers is considered acceptable. Adequate waste management facilities have been provided.

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.

8. CIL Applicable

The increase in internal floor area would not exceed 100 sq.m however as the proposal includes the creation of a new unit of housing it is liable for Mayoral and Haringey CIL charge. Based on the information given on the plans, the Mayoral CIL charge will be £935.14 x (13.5sqm x £69.27) and the Haringey CIL charge will be £5,703.07 (13.5sqm x £422.45). This will be collected by Haringey should the scheme be granted on appeal and implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

9. Recommendation

The application is recommended for approval 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.

- 4 The proposed waste and recycling storage area as set out on plan number 327/03/101 shall be provided prior to the occupation of the use/development hereby permitted and retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

- 5 Details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The development shall not be occupied until a minimum of 3 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Informatives:

- 1 **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.
- 2 **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.
- 3 **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.
- 4 **INFORMATIVE: Community Infrastructure Levy**
Based on the information given on the plans, the Mayoral CIL charge will be £886.65 x (12.8sqm x £69.27) and the Haringey CIL charge will be £5,407.36(12.8sqm x £422.45) (Indexation included).
This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

