

PLANNING & HERITAGE STATEMENT

DUKE OF EDINBURGH PUB,
83 MAYES ROAD, WOOD
GREEN, LONDON, N22 6UP

01 NOVEMBER 2024

DOCUMENT CONTROL

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Client Name	Mr Mehmet Kocakerim
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APPENDIX 2 | PRE-APPLICATION RESPONSE FOR MOST RECENT PRE-APPLICATION SCHEME (REF: PRE/2024/0039)

SECTION 1 | INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by Firstplan in support of a planning application submitted on behalf of Mr Mehmet Kocakerim (the applicant) at the Duke of Edinburgh Public House, 83 Mayes Road, Wood Green, N22 6UP. The proposal seeks permission for the following development:

“Erection of a single storey roof extension and two storey side infill extension to existing pub building to provide additional guesthouse accommodation, and erection of 4-storey building to rear to provide 8 no. new dwellings”

- 1.2 The site in question comprises a locally listed public house building which no longer serves the needs of its occupiers and needs substantial improvement and refurbishment. The proposals put forward are aimed at restoring, transforming and enhancing the existing building and the site as a whole, and providing much needed additional housing stock within the borough. The development will maximise the efficient use of the site in line with National Planning Policy Framework and London Plan guidelines and will also deliver a high-quality piece of architecture which will upgrade and enhance the character and appearance of the area,
- 1.3 The scheme has been designed following extensive application and pre-application discussions with Haringey Council, and responds specifically to feedback and advice received during most recent pre-application submission ref: PRE/2024/0039 – something that is discussed at length within the following sections of this report.
- 1.4 The site’s context is important to note; it sits within the Cultural Quarter of the Wood Green Area Action Plan (AAP), an area which is earmarked to undergo significant change and redevelopment. It is considered that the proposals represent an opportunity to improve this gateway site into the AAP allocation that will encourage further investment and redevelopment in the surrounding area. This is further discussed in this report.
- 1.5 This statement assesses the acceptability of the application proposals in planning terms, and is set out as follows:
- **Section 2-** provides a description of the relevant background information, including a description of the site and surrounding area, and details of relevant planning history, including previous pre-application advice;
 - **Section 3-** describes the application proposals
 - **Section 4-** provides the relevant planning and heritage policies
 - **Section 5-** assess the proposals in the context of relevant policies; and
 - **Section 6-** draws the conclusions.

SECTION 2 | SITE BACKGROUND

a) Site and Surrounding Area Description

- 2.1 The site is located at the corner of 83 Mayes Road and Coburg Road, Wood Green, London, N22 6UP, and comprises the former Duke of Edinburgh public house. The building is locally listed, and its external appearance remains largely unaltered although the upper floors have been converted internally into residential space and guesthouse accommodation – primarily used by staff within the ground floor bar.
- 2.2 The site itself comprises a prominent 3-storey building set back from the main road, aligning its frontage with the wider streetscene. The front of the site is used for external seating, and whilst the public house occupies the majority of the remaining site, a number of additions have been made to the rear area which comprise a number of single storey outbuildings used for a variety of purposes, including smoking shisha pipes. The rear includes various other unsightly additions such as satellite dishes and external plant, and this part of the site in particular provides a disjointed and unattractive appearance which detracts from the wider streetscene.
- 2.3 The surrounding area is characterised by a mix of uses, with the neighbouring uses adjacent to the site along Mayes Road being residential in nature. There are a variety of building styles along Mayes Road, primarily of residential character, but a short distance away the area becomes more mixed use in nature with 'The Mall' at Wood Green, and Iceland supermarket located to the south east of the site some 120 metres away providing a range of shops and services and which form part of the allocated Wood Green Metropolitan District Centre. To the north west of the site along Mayes Road are a range of shops of services including Safestore Self-Storage, and beyond a Job Centre.
- 2.4 To the south and rear of the site are a number of commercial and industrial uses which form part of an allocated Local Employment Area. Car parking is located immediately to the south of the site, and the buildings located adjacent are primarily four and five storeys in height having been formerly occupied by the Barratt's Sweets factory. The building was subsequently converted in 1996 and is now used for a range of uses including artist studios, a restaurant, a creative centre and a club. As we will come on to discuss, the surrounding area is subject to a number of allocations and planning permissions which provide an important context to the application proposals.
- 2.5 Photographs of the site and surrounding area are attached at Document 1
- 2.6 The site also benefits from good access to public transport with Wood Green tube station located just 600 metres away. It is also located just 200 metres from Wood Green High Street which is served by numerous bus routes (including 24-hour services), all of which contribute to an "Excellent" Transport for London PTAL rating of 6a.
- 2.7 The site also benefits from good access to public transport with Wood Green tube station located just 600 metres away. It is also located just 200 metres from Wood Green High Street which is served by numerous bus routes (including 24-hour services), all of which contribute to an "Excellent" Transport for London PTAL rating of 6a.

b) Relevant Planning History

i) Application Site

- 2.7 A search of Haringey Council's planning application search portal identifies 3 historical applications relating to the site, all of which relate to relatively minor alterations to the existing building, such as the addition of a fire

escape staircases and illuminated signage. None of these are considered to be of particular relevance to this applications proposal.

2.8 Pre-application advice was sought in October 2018 for a scheme proposing:

“Erection of 2-storey roof extension to Duke of Edinburgh pub and five-storey building to rear to provide 9 no. new residential units alongside retained Class A4 space.”

2.9 This included the demolition of the former pub building and replacement with a contemporary building much larger than what is currently proposed. A meeting was held on 18 December 2018 at LBH Council offices to discuss the scheme, where officers broadly supported the principle of redeveloping the site, but raised some concerns with the design, scale and mass of the building, and potential loss of pub space. Following these discussions the applicant made some further amendments to the scheme, which included:

- Retaining the existing Duke of Edinburgh Pub front and side facades;
- Creating a four-storey extension to the pub, with the extension set in from the front and sides to allow the most visually interesting parts of the locally listed pub and its form to still be read;
- A cut through on the side elevation between the new front and rear buildings- allowing for some visual separation and a clear distinction between the lower front building and the higher rear building.

2.10 The Council prepared their written feedback based upon this revised scheme. They issued their pre-application response in March 2019, which confirmed LBH did not have an objection to the principle of the development- however, highlighted a number of additional concerns. Written advice was provided in relation to the impact on the locally listed building, dwelling mix, overall design, impact on existing and future amenities as well as highways and parking. Specifically, the following comments were raised:

- Concerns were raised that the development and extensions would compromise the viability and operation of the existing pub/bar use. It was recommended that any scheme would need to serve the needs of a prospective/future pub operator and be suitably designed to prevent noise breakout into residential units.
- The additional bulk above the side of the pub building facing Mayes Road was deemed to be unacceptable due to the sizeable bulk it would add to the street scene, and potential to unbalance the proportions of the locally listed building
- It was flagged that the site sat adjacent to an allocated site and that any future application would need to take into consideration the requirements and development guidelines. Specifically, concerns were raised about the rear projection and window positionings that could restrict further development.
- It was raised that the Councils policies seek to provide 10% of units as 3-bedroom units.
- The massing of the roof extension when compared to the existing building was deemed to be excessive and harmful to the daylight and sunlight of the neighbouring buildings.
- It was recommended a full application be supported by a Transport Statement

2.11 The Councils pre-application response is attached in full at Document 2.

Document 2

2.12 Following this feedback, the applicant submitted a full planning application for a revised scheme in January 2020 (seeking to overturn the reasons for refusal), however the application was not registered by LBH as further information was requested. Due to the covid-19 pandemic the additional information was not submitted, and the application withdrawn.

- 2.13 The project was put on hold until 2022 when the applicant again sort to progress the development. They submitted a revised application in March 2022 (ref: HGY/2022/0723), which took on board the Council's previous concerns and queries, and sought permission for the following development:

“Erection of a rear, side and roof extension to existing public house to create a total of 21no. guest rooms (use class: C1) across first, second and third floors. Erection of a 5-storey building to the rear to provide 9no. residential flats (use class: C3), together with a glazed link. Construction of a basement extension to serve retained public house”

- 2.14 This was for a much larger scheme than what is currently proposed, with roof, side and rear extensions to the existing public house building, as well as a contemporary five-storey extension to the rear, which it was proposed would be separated from the original pub via a large, glazed atrium space. Visuals of the previously refused scheme are provided below:



- 2.15 When considering the application officers found the principle of redevelopment at the site to be acceptable, but again raised concerns with the scale, design and mass of the extensions – with it deemed the architectural approach was inappropriate and that the extensions would appear as a bulky and overwhelming addition to the public house, detracting from the character and architectural quality of the locally listed building. Concerns were also raised in relation to how the scheme would integrate with any future proposals for the neighbouring site allocation, with it perceived that the rear angled elevation could restrict development on the allocated site to the rear, and also the reduction in ground floor office space and the impact his would have on the attractiveness and viability of the establishment.

- 2.16 Haringey officers also raised concerns with the urban greening, surface water run off details, carbon offset provisions and absence of a travel plan, however it was the applicants view that these matters could have been resolved and they would have sought to do so had the case officer not already indicated that the application was going to be refused on design, massing and loss of public house grounds.
- 2.17 Discussions took place for a number of months, but the application was eventually refused on the 25th October 2022. A copy of the refused decision notice is appended at to this report at Document 3, however the broad reasons for refusal are as follows:
- The reduction in the ground floor and garden area of the pub was deemed to reduce the attractiveness and quality of the public house and be detrimental to its long-term viability;
 - Lack of information provided to demonstrate the proposal would pass the sequential test for town centre development the hotel use would be unacceptable in an edge of centre location
 - Failure to demonstrate the scheme has been designed with due regard for the future aspirations of the adjacent site allocation and the wider locality – therefor prejudicing the deliverability of the aims of the site allocation (SA20).
 - The proposed development, by virtue of its inappropriate size, scale, siting, massing, form, design and materials, would appear as a bulky, dominant, visually intrusive and incongruous addition to the site. The design was essentially deemed to be harmful to the original public house and detract from the architectural quality of this locally listed building.
 - The scheme was also considered to be too bulky / out of scale with the residential character of the area harming the outlook of the neighbouring property, and with a lack of sufficient daylight and sunlight information provided.
 - Insufficient information provided relating to a future Decentralised Energy Network, BREEAM information, urban greening details/landscaping, and surface water runoff.
 - Absence of a legal agreement securing a travel plan and car-free development, and also securing a carbon offset contribution.
- 2.18 Following these comments the applicant prepared a revised scheme seeking to overturn the reasons for refusal. A further pre-application request was submitted in August 2023 (ref: PRE/2023/0139) which sought to address the reasons for refusal by no longer reducing the size of the pub but rather extending it to the rear and at basement level, reducing the hotel element of the scheme and just enhancing/subtly increasing the guesthouse accommodation, completely revisiting the design so that it features a straight 90 degree elevation that is pulled back from the boundary to prevent any overlooking, significantly reducing the overall size, scale and mass of the development through removing the fifth floor and pulling back from site boundary, and removing the contemporary glazed link between the two buildings and providing a more complementary brick addition and mansard roof.



2.19 A Microsoft Teams meeting was held on the 5th September 2023 to discuss the scheme, with Matthew Gunning, Nathan Keytes & two design officers present from Haringey Council. During this call, officers raised concerns with certain elements of the scheme but also broadly supported the principle of developing the site. A summary of the discussions that took place is provided below:

- The side infill was identified as being acceptable in principle, however it was requested that this was recessed to a minimum of 1m from the front façade of the main building;
- Concerns were raised with the mansard extension to the main pub with officers wanting to be convinced the roof form could work. Some discussions about the general form of the roof took place, with the design officers generally taking a view that they would like a traditional / standard mansard in terms of its angles, which also features traditional dormer windows. It was also suggested that the original chimneys are retained;
- Much of the emphasis of the discussion was in relation to the rear building needing to read very separately from the original pub, with a different roof form provided (rather than a continuation of the roof form), and the ground floor plinth no longer extending to wrap around the new façade;
- It was suggested that the western side of the plot was extended right up until the site boundary (rather than being set back a few metres), in order to form a blank brick façade to act as a party wall with the neighbouring allocated site;
- Conversely, it was requested that the rear / northern boundary of the site was set back 3 m from the boundary with 83 Mayes Road to prevent the extensions being overbearing on the residential property. We discussed a few ways this could work, with possible options being either to step back partly, but retain the existing projection at lower ground floor level, or potentially providing a solid / single building line at upper floor levels with a marginally smaller set back of say 2m;
- It was raised that Haringey Council wanted the ground floor of the new building on Coburg Road to be very active, with a prominent entrance and more glazing to ensure an active frontage, as well as a more pronounced residential entrance perhaps with a recessed residential foyer;
- It was noted that the doors on Coburg Road must all open inwards, and that the design of the bin and bike stores along this frontage should be revisited;
- Design wise on the rear building, it was noted that the building could feature more composition and be more orderly, with particular focus on the windows being more in proportion with the existing pub windows. It was noted that the Councils preference would be to provide solid balustrades to the balconies rather than glazed, and that the roof extension should be in line with the existing cornice height of the pub building;
- It was noted that a follow up pre-app would need to be supported by additional visuals showing how the building would step up to the rear, and showing the massing of the scheme and how it would blend in with surrounding development plots.

2.20 Following these comments, the applicant submitted a follow-on pre-application request in November 2024. Notably, the architectural language of the rear building was updated so that it clearly read as a separate building, and the extensions to the rear and side were scaled back as requested, so that they were not overbearing on the neighbouring development plots and appropriately stepped back. The rear extension was also revised so that it extended the full depth of the site to ensure continuity along the Cogent Street frontage, and the ground floor frontage was also updated along this elevation so that there is a more active frontage that ties into the Councils vision for the street. The rear and side extensions were also reduced in mass to ensure the impact on 83 Mayes Road was minimised. The revised scheme is shown overleaf.



Image 1: Updated Cogent Street Elevation

- 2.21 The Council provided some brief feedback and comments in January 2024, which accepted the overall design of the scheme has positively evolved, but highlighted there was still some further refinement to the scheme necessary. The comments primarily related to design matters, such as the façade treatment of the building, roof design, and chimney and fenestration fenestration positioning.
- 2.22 Noting these comments, the applicant submitted a final pre-application request in March 2024 (ref: PRE/2024/0039) seeking to finetune the minor design concerns and work towards full planning submission. A pre-application meeting was held with Nathan Keyte, Ruth Mitchell, Richard Truscott and Matthew Gunning in April 2024, where officers very much supported the principle of the scheme, but suggested some minor changes to the scheme that would be necessary to support a full application, as well as highlighting the necessary documentation to support a full planning submission. A summary of officer comments is provided below alongside a brief explanation of how the points raised have been considered and addressed within the updated scheme.

No.	LPA feedback from most recent pre-application submission.	Response
1	The principle of development was supported with it recognised residential is appropriate in this location and that the addition of 4 new guesthouse bedrooms would have 'negligible impact on the vitality of the nearby town centre' and would not therefore need to be assessed in the context of a town centre sequential test	No action required.
2	The principle of enhancing the pub space was supported, however it was recognised that some external space would be lost (in the rear yard) and accordingly it was noted that the application should be supported by a statement that assesses the impact of the works on the viability of the public house	A robust assessment has been provided within the following section of this report, however significantly the scheme includes enlarged, flexible pub space at both ground and basement floor levels, with ample levels of natural daylight and a spacious open plan layout ensuring it is attractive to a number of operators. There is a large space within the basement appropriate for the storage of plant and a clear route through the building for a high-level extract duct . A large external seating area is to be retained to the front of the premises so that there is an attractive al fresco area for customers. Overall, it is considered the proposal will actually

		enhance the long term viability of the pub rather than harm it in anyway.
3	In respect of the allocated site to the rear (SA20) it was noted by officers that the application <i>“has been shown to colleagues in the Council’s Regeneration Team, who have noted that the retention of a viable pub with activation to Coburg Road is encouraged and supported. Heights of potential buildings to the rear of the subject site as shown in the amended images (showing stepped 5-6 storeys) are reasonable to consider at this stage</i>	No further action required – the scheme is four storeys in height with a set-back third floor so that it appropriately steps up to potential larger development on the allocated site to the rear.
4	The mix of units was supported. The standard of residential accommodation was generally also considered acceptable; however it was suggested further exploration took place on how the 2 single aspect units could be dual aspect, and how cupboards and windows were positioned in the flats to ensure adequate daylight and clear circulation areas.	The scheme has been revised slightly with the units reshuffled, however there remains a mix of 1, 2 and 3 bedroom units, and they now all benefit from dual aspect living and their own private external amenity space – therefor offering a significant improvement to the previous scheme.
5	The overall bulk and massing of the development was considered as being <i>‘generally acceptable from a design perspective’</i> – however it was recommended the roof form was revised so that it was not a crown roof form but instead features an L-shaped or C-shaped roof form. 2 front dormers were supported, however it was suggested these were tailored to match the new roof form.	The architect has gone away and explored different forms for the roof, however a L-shaped roof or C-shaped roof form as suggested would result in a significantly smaller amount of usable space available at roof level thus making the extension unviable. The proposed design is traditional, and modestly steps back from the main frontage so that it remains subordinate to the original pub below. We therefor feel it is appropriate in this context, and on the basis of all other design requests have been taken on board we would encourage the design officer to revisit this comment and consider in the context of the wider enhancements to the building.
6	With regards to the rear four storey extension, it was requested that a greater setback was provided from the pub roof extension, to preserve the existing rear chimney and parapet of the pub being retained. It was suggested the roof be reduced in height so that it remains subservient to the pub, and materials it was suggested darker material was used such as a middle grey	A gap has been retained between the pub and the new four storey building so that the original chimneys remain clearly legible. The height has been subtly reduced so that it is of a similar line to the main pub building and remains subservient, and a light grey brick with subtle curved detailing has been provided to ensure it blends into the design of the building.
7	It was suggested that the applicant considered combining the pedestrian entrance for the pub rooms and residential accommodation entrance, &/or consider pushing the residential lift &	This has been addressed. The entrances have been combined with just one door on the Coburg Street elevation – and a separate entrance door internally leading up to the guesthouse accommodation. There will as a result be less

	stairs deeper into the plan, to help get better residential layouts.	clutter along the frontage, and more usable pub space at ground floor level.
8	It was noted that the residential layouts along Coburg Road do not line up well with elevations at the moment, with internal partitions hitting windows and large windows only serving small storerooms	The internal layouts now align with the windows and ensure a functional, spacious internal layout for all flats with sufficient daylight and sunlight – as is demonstrated within the updated layout drawings.
9	Requested that window detailing be provided as part of the application.	The fenestration has been updated to address comments and can be clearly seen on the visuals and existing and proposed elevations. Further information in the form of section details could be conditioned to the development and provided at a later date.
10	It was suggested that more distinguishment should be provided between ground floor windows to the pub element, windows/doors to the residential, & utilitarian servicing doors.	The ground floor elevation on Coburg Road has been simplified with it now just featuring 1 combined entrance to the residential and guesthouse accommodation. The architectural language has been tweaked so that the pub and residential elements are clearly different – with the pub no longer featuring full height glazing and now featuring traditional windows, and the residential units featuring contemporary full height doors.
11	Recommended that signage was taken into account and how it can be incorporated into the façade.	At this stage it is envisaged that there would be a high level fascia sign on the Mayes Road frontage reflecting the historic significance of the building, with some traditional fascia/projecting signs at low level – which would be installed in the future as part of a signage scheme.
12	Officers noted that ventilation of plant required for the pub and guesthouse accommodation would need to be incorporated early into the design to make this a discreet element.	A new plant area is proposed at basement level which it is envisaged will be able to accommodate a lot of plant internally. There is also a clear route up the building for high level extract of any kitchen extract duct.
13	Suggested that brick work would be appropriate ‘flying across balconies’	The applicant has opted to include railings for the balconies as this is a lighter/less bulky approach that allows more space and for more natural daylight to enter the balconies. It is however more traditional than the previously proposed glazed screens, therefore ensuring a traditional design that matches the original features of the locally listed pub.
14	Additional details of solar panels and any plant to be introduced, including to roof were requested.	Application is supported by a sustainability report which details sustainability measures. Furthermore, a landscaping plan has been included which details an urban greening factor of 0.4 is achieved at the site through primarily providing green roofs on each of the flat sections of the roof.
15	It was requested that the 3D visuals fully show all of the elements shown on the plans, including the privacy screens between the flats on 1st and 2nd floors, any proposed roof plant, and the nature of the ground floor openings along Coburg Road.	The 3D visuals have been updated as requested and now show all of the detailing on the elevations, including privacy screens, balconies, planting and fenestration.
16	In respect of amenity, it was noted that the scheme should be supported by an	A daylight and sunlight report has been provided which demonstrates the scheme is acceptable and does not harm

	updated Daylight and Sunlight assessment which assessed the impact on neighbouring residential developments but also the site allocation land to the rear in order to provide a comprehensive understanding of the potential impacts. It was also noted that the scheme should demonstrate how the placing of mechanical equipment for the pub has been considered in respect of the proposed residential use.	the residential amenity of neighbouring properties, and also that all of the proposed residential units benefit from good levels of daylight and sunlight.
17	It was recommended a Transport Assessment be provided in support of any future application and that the scheme be car free with appropriate cycle storage.	A Transport Assessment has been provided as requested.

2.23 The Councils pre-application response is appended to this submission at Document 3.

2.24 The proposals being put forward under this current application address the comments provided in the most recent pre-application response, but also the comments provided at previous application/pre-application stage. The scheme has evolved through detailed design considerations and addresses previous reasons for refusal, now comprising a high-quality building that blends in with the surrounding landscape, enhances the corner plot, delivers much sought after residential accommodation, whilst ensuring the existing pub and guesthouse facility is enhanced. All previous comments have been addressed, as is demonstrated within the following sections of this report.

ii) Surrounding Area

2.25 A number of key relevant applications in the area are summarised below:

- In April 2018, permission was granted (ref: HGY/2017/3117) for the redevelopment of a large allocation at Haringey Heartlands. Specifically, a hybrid application was permitted which sought permission for: *“Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,168sqm to 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A5; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; Two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.”*
- In February 2019, permission was granted (ref: HGY/2017/3020) for the *“partial demolition, change of use and extension of the Chocolate Factory buildings. extension of the Chocolate Factory buildings. Demolition of the remaining buildings and redevelopment to create four new build blocks ranging in height from three up to 18 storeys. Mixed use development comprising 10,657 sq.m (GIA) of commercial floorspace (flexible Use Classes A1, A3, commercial floorspace (flexible Use Classes A1, A3, B1, D1 and D2), 230 B1, D1 and D2), 230 Class C3 residential units Class C3 residential units together with associated residential and commercial car parking, public realm works and access”* at Land at the Chocolate Factory and Parma House, Clarendon Road, N22.

- An application has been recommended for approval (ref: HGY/2017/2886) at the Land off Brook Road and Mayes Road subject to the signing of a S106 Legal Agreement. Permission has been recommended for the following development “*Demolition of existing building and erection of a 6-9 storey building providing 160 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works.*”

2.26 In summary, these developments demonstrate that the principle of both increased height / mass and modern, unique design has been established as acceptable on appropriate sites in the immediate vicinity of the application site. These developments also confirm that the area is subject to ongoing redevelopment and change.

SECTION 3 | APPLICATION PROPOSALS

- 3.1 This application seeks permission to redevelop the Duke of Edinburgh public house at 83 Mayes Road, and make better use of the upper floors and land to the rear by providing a mixed use development. Specifically, permission is sought for the erection of a single storey roof extension and two storey side infill extension to existing pub in order to provide additional guesthouse accommodation, and for the erection of 4-storey building to rear to provide 8 no. new dwellings.
- 3.2 The retention and enhancement of the original public house building has been central to the design process - the historic portion of the existing pub will be retained, with only the recent additions above and at the back of the site being demolished as part of the development proposals. Indeed, it is intended that the public house will be extended to the rear to form enlarged premises at ground floor level, and also for it to feature a new basement seating area, with the large external seating area to the front of the unit retained as is. This, along with the original façade and plinth of the Duke of Edinburgh Pub being retained, will ensure the public house is retained and significantly enhanced, and that it remains suitable for a range of public house operators.
- 3.3 The design has evolved through extensive pre-application discussions and no longer includes a large 5-storey development to the rear with a glass link between the original pub. The refined scheme includes a more subtle 4-storey extension to the rear, with a set-back top storey and more traditional brick façade with recessed balconies. Importantly, design comments have been taken on board and the extension to the rear reflects the architectural language of the main pub whilst remaining subservient to the locally listed building.
- 3.4 The accommodation schedule for each floor is shown in Table 2 below:

Floor Level	Existing Area (sqm)	Existing Use	Proposed Accommodation Mix	Proposed Area (sqm)
Basement	77	Pub	Pub	253
			Residential Ancillary Use	71
Ground	192	Pub	Pub	270
			Residential Ancillary Space	69
First	144	4 no. Short Stay Guest Rooms Residential	5 no. Short Stay Guest Rooms	102
			Residential comprising:	
			1 no. 1B1P	37.1
			1 no. 1B2P	54.5

			1 no. 2B3P	62
Second	84	5 no. Short Stay Guest Rooms	5 no. Short Stay Guest Rooms Residential comprising: 1 no. 1B1P 1 no. 1B2P 1 no. 2B3P	102 42.6 54.5 66.3
Third			3 no. Short Stay Guest Rooms Residential comprising: 1 no. 2B3P 1 no. 3B5P	47 63.2 87

Table 2. Floor Area Schedule

- 3.5 It is proposed to retain a pub use at ground and basement floors, with the existing premises extended to the rear to form an enlarged unit, and the basement extended the full depth of the plot in order to provide an enlarged space (for kitchen areas, plant and potentially toilets/customer areas). The pub garden to the front will also be retained ensuring an attractive pub frontage with large external seating area. The commercial bin store is proposed at ground floor level within the pub, ensuring secure, easy and level access for waste collection from the street.
- 3.6 Above the pub and fronting Mayes Road, the proposal seeks to upgrade and enlarge the existing 9 short stay let rooms and provide 3 additional rooms (12 short stay let rooms in total). These will be accommodated within the existing first and second floors above the pub, and within a new two-storey side extension and third floor roof addition. The proposed rooms will be spacious double bed guest rooms and will replace the existing, dilapidated, guest tooms above the pub. They will be accessed from Coburg Road.
- 3.7 The residential dwellings will be located within the 4-storey rear extension and accessed from their own separate entrance positioned centrally on Coburg Road. The ground floor reception area includes a small lobby, stair core and lift, with bike storage facilities and a refuse store also positioned at this level with access to the street. The upper floors of the rear extension will accommodate 8 residential dwellings, with a mixture of 1, 2 and 3 person units that all benefit from private balconies.
- 3.8 Comments received during previous application/pre-application discussions have been taken on board and incorporated into the scheme to ensure the development responds to the surrounding context, is appropriately scaled, does not detract from the existing public house building, and provides a high-quality standard of residential accommodation. These changes are detailed at section 2 of this report.

- 3.9 Comparative visuals of the pre-application scheme and updated proposal are provided below, with the pre-app scheme shown first followed by the update design.



- 3.10 Overall, the building is considered to be a high-quality piece of architecture that makes optimal use of the site whilst ensuring the locally listed public house and neighbouring buildings are not overwhelmed. The proposal will increase the floor area of the existing pub to 523 sqm (a significant increase from the existing 269 sqm), ensuring an active ground floor use on this corner plot. It will also provide 3 additional guesthouse rooms above the pub thus enhancing its offer, and provide 707 sqm of new residential floorspace delivering 8 no. new homes.
- 3.11 The proposed layout can be seen in full within the accompanying plans prepared by Architecture That.

SECTION 4 | RELEVANT PLANNING POLICY

- 4.1 This section summarises the key relevant national, regional and local planning policies relevant to the application proposal.
- 4.2 The development plan comprises the Haringey Local Plan Strategic Policies Document 2013 - 2026 (formally Core Strategy) (March 2013), the Haringey Development Management DPD and Policies Map (July 2017), the Site Allocations DPD (July 2017), and the London Plan (2021). Consideration has also been given to the relevant Supplementary Planning Guidance (SPG) documents. Material consideration comprises the National Planning Policy Framework (NPPF) (2021).

a) National Planning Policy Framework (2021)

- 4.3 The revised National Planning Policy Framework (NPPF) was adopted in July 2021 and sets out the Government's planning policies for England and how these should be applied. It states, at **Paragraph 7**, that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.4 Sustainable is defined as, "...meeting the needs of the present without compromising the ability of future generations to meet their own needs". In respect of 'sustainable development', this is defined as having three overarching objectives; an economic objective, a social objective and an environmental objective.
- 4.5 The overarching objectives of achieving sustainable development are identified at Paragraph 8 and include, inter alia:
- Helping to build a strong, responsive and competitive economy;
 - Supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations;
 - Making effective use of land.
- 4.6 **Paragraph 60** states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- 4.7 **Paragraph 69** emphasises the important contribution that small and medium sized sites make towards meeting local housing requirements. It requires local planning authorities to support the development of windfall sites – giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.8 **Paragraph 81** states that planning policies and decisions should create the conditions in which businesses can invest, expand and adapt. **Paragraph 82** requires policies to address barriers to investment, such as a poor environment.
- 4.9 **Paragraph 119** requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment; ensuring safe and healthy living conditions and making as much use as possible of brownfield land.
- 4.10 **Paragraph 120** requires planning policies and decisions to, inter alia:
- Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains

- Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs
- Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively

4.11 **Paragraph 124** states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- Local market conditions and viability;
- The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- The desirability of promoting regeneration and change;
- The importance of securing well-designed, attractive and healthy places.

4.12 **Paragraph 126** sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.13 **Paragraph 130** seeks to ensure that developments:

- Will function well and add to the overall quality of the area over the lifetime of the development
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history while not preventing or discouraging appropriate innovation or change (such as increased densities)
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

b) London Plan (March 2021)

4.14 The London Plan was adopted in March 2021 and provides the Spatial Development Strategy including the economic, environmental, transport and social framework for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

4.15 **Policy GG2** 'Making the Best Use of Land' seeks to maximise the development of brownfield land, utilising small sites which are well-connected by public transport. The policy encourages decision-makers to proactively explore the potential to intensify the use of land to support additional homes.

4.16 **Policy GG4** 'Delivering the Homes Londoners Need' sets out that those involved in planning development must ensure that more homes are delivered, at the same time creating mixed and inclusive communities with high standards of design.

- 4.17 **Policy D3** 'Optimising Site Capacity through the Design-led Approach' requires all development to make the best use of land by following a design led approach to optimise the capacity of sites. Development proposals should (inter alia):
- Enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape;
 - Achieve safe, secure and inclusive environments;
 - Deliver appropriate outlook, privacy and amenity;
 - Provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity;
 - Achieve indoor and outdoor environments that are comfortable and inviting for people to use;
 - Respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality;
 - Be of high quality, with architecture that pays attention to detail;
 - Provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.
- 4.18 **Policy D4** 'Delivering Good Design' seeks for development to retain design quality through to completion of developments. This policy is supported by **Policy D5** 'Inclusive Design' which aims for all development to provide the height standards of inclusive and accessible design. Both policies confirm the requirement of Design and Access Statements to aid in Council's assessing design. A Design and Access Statement has been submitted with the application which confirms the design rational for the development alongside the inclusive design measures.
- 4.19 **Policy D6** 'Housing Quality and Standards' states that Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1 of the London Plan) with comfortable and functional layouts which are fit for purpose. Policy D6 also sets out the minimum space standards for new homes. **Policy D7** 'Accessible housing' is also relevant. The dwellings have been designed to a high standard and exceed the London Plan Space Standards.
- 4.20 **Policy D8** 'Public Realm' supports development proposals which ensure that the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscaping and surface materials should be of a good quality.
- 4.21 **Policy D11** 'Safety, Security and Resilience to Emergency' and **D12** 'Fire Safety' seek for development to include appropriate measures to avoid safety and fire risk. This has been addressed in the application submission through the Fire Statement and Design and Access Statement.
- 4.22 **Policy H1** 'Increasing Housing Supply' refers to table 4.1 which sets out ten-year targets for net housing completions that each local planning authority should plan for. The target for LBH is 15,920 new homes. Policy H1 requires boroughs to encourage development on appropriate windfall sites and to optimise the potential for housing delivery on all suitable and available brownfield sites through planning decisions, especially the following sources of capacity:
- Sites with existing or planned public transport access levels (PTALs) 3-6;
 - Housing intensification on other appropriate low-density sites in commercial, leisure and infrastructure uses;
 - Small sites.

- 4.23 **Policy H2** ‘Small Sites’ requires boroughs to pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) in order to significantly increase the contribution of small sites to meeting London’s housing needs, diversify the sources, locations, type and mix of housing supply and to support small and medium-sized housebuilders.
- 4.24 Table 4.2 sets out 10 year targets for net housing completions on small sites. The target for LBH is 2,600 new homes.
- 4.25 **Policy HC7** ‘Protecting public houses’ states that Council’s should protect public houses which have a heritage, economic, social or cultural value to local communities, or where they contribute to wider policy objectives for town centres, night-time economy areas. This policy goes on to require redevelopment of associated accommodation, facilities or development within the curtilage of the public house to not compromise the operation and viability of the public house. The proposal seeks to retain the pub use at ground and basement level with updated and modern facilities to provide a practical approach for a future operator.
- 4.26 **Policy T5** ‘Cycling’ seeks to ensure sufficient parking is provided and laid out within development proposals.
- 4.27 **Policy T6** ‘Car parking’- states that car parking should be restricted in line with existing and future public transport accessibility and connectivity. Car-free development should be the starting point for all development. The policy provides the maximum car parking standards within **Policy T6.1** ‘Residential parking’ and **Policy T6.3** ‘Retail parking’.

c) Haringey Local Plan

i) Strategic Policies Document (2013)

- 4.28 The Strategic Policies Document sets out the spatial strategy for the Borough and adopts the NPPF’s presumption in favour of sustainable development. The Haringey Policies Map designates the site as within the Wood Green Growth Area, Wood Green Cultural Quarter and a Locally Listed Building. As such, the relevant and key planning policies and guidance of relevance to the application proposals are considered below.
- 4.29 **Policy SP1 ‘Managing Growth’** sets out Haringey’s ambition to manage growth in the most suitable locations and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the Borough. The policy notes that Wood Green is an area identified as a Growth Area. Development coming forward in Growth Areas will be expected to maximise site opportunities and provide 20,410 new homes up to 2026.
- 4.30 **Policy SP2 ‘Housing’** states that the Council will provide new 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 (820 units per annum from 2011- 2014 and 1,502 units per annum).
- 4.31 **Policy SP7 ‘Transport’** promotes sustainable travel initiatives and to implement travel demand management schemes to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety. The policy seeks to implement by:

“Minimising congestion and addressing the environmental impacts of travel;

- Promoting public transport, walking and cycling (including minimum cycle parking standards);*

- *Promoting road safety and pedestrian movement particularly in town centres and close to local services;*
- *Promoting car sharing and establishing car clubs;*
- *Seeking to locate major trip generating developments in locations with good access to public transport and so better integrate transport and land use planning;*
- *Adopting maximum car parking standards and car free housing wherever feasible; Seeking to mitigate the impact of road based freight and promote alternatives;*
- *Supporting measures to influence behavioural change such as promoting low carbon vehicles; and*
- *Requiring the submission of transport assessments and travel plans for largescale proposals in line with TfL guidance.”*

- 4.32 **Policy SP11 ‘Design’** requires all new development to enrich Haringey’s built environment to create places which are high quality, attractive and sustainable. The policy goes on to state that new development should be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity
- 4.33 **Policy SP12 ‘Conservation’** seeks to ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The policy notes that heritage assets include Statutory Listed Buildings and other locally important heritage assets such as Locally Listed Buildings.
- 4.34 **Policy SP15 ‘Culture and Leisure’** sets out how the Council will seek to safeguard and foster the borough’s cultural heritage and promote cultural industries and activities. It will do this by protecting the established Cultural Quarter at Wood Green. The policy goes on to note that it will support the provision of new work spaces and social and cultural venues in all areas of the borough that support all formal and informal cultural and leisure activities.

ii) Development Management DPD (2017)

- 4.35 The HDMLP sets out detailed, criteria-based, planning policies which the Council will be using to assess planning applications within the Borough along with other DPDs.
- 4.36 **Policy DM1 ‘Delivering High Quality Design (Haringey Development Charter)’** requires all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The policy goes on to outline the design standards including but not limited to building heights, relating positively to the surrounding local architectural styles and the creation and enhancement active frontages. The policy goes onto state that development should have a high standard of privacy and amenity for the developments users and its neighbours. **Policy DM2 ‘Accessible and Safe Environments’** seeks to ensure that new developments are accessible and safe, having regard to Secured by Design principles.
- 4.37 Taller buildings are identified as buildings which are two or three storeys’ higher than prevailing surrounding building heights. **Policy DM6 ‘Building Heights’** recognises that proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in urban design terms and should conform be of a high standard of architectural quality and design, including a high-quality urban realm. The policy states that new development should also protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5 and Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).

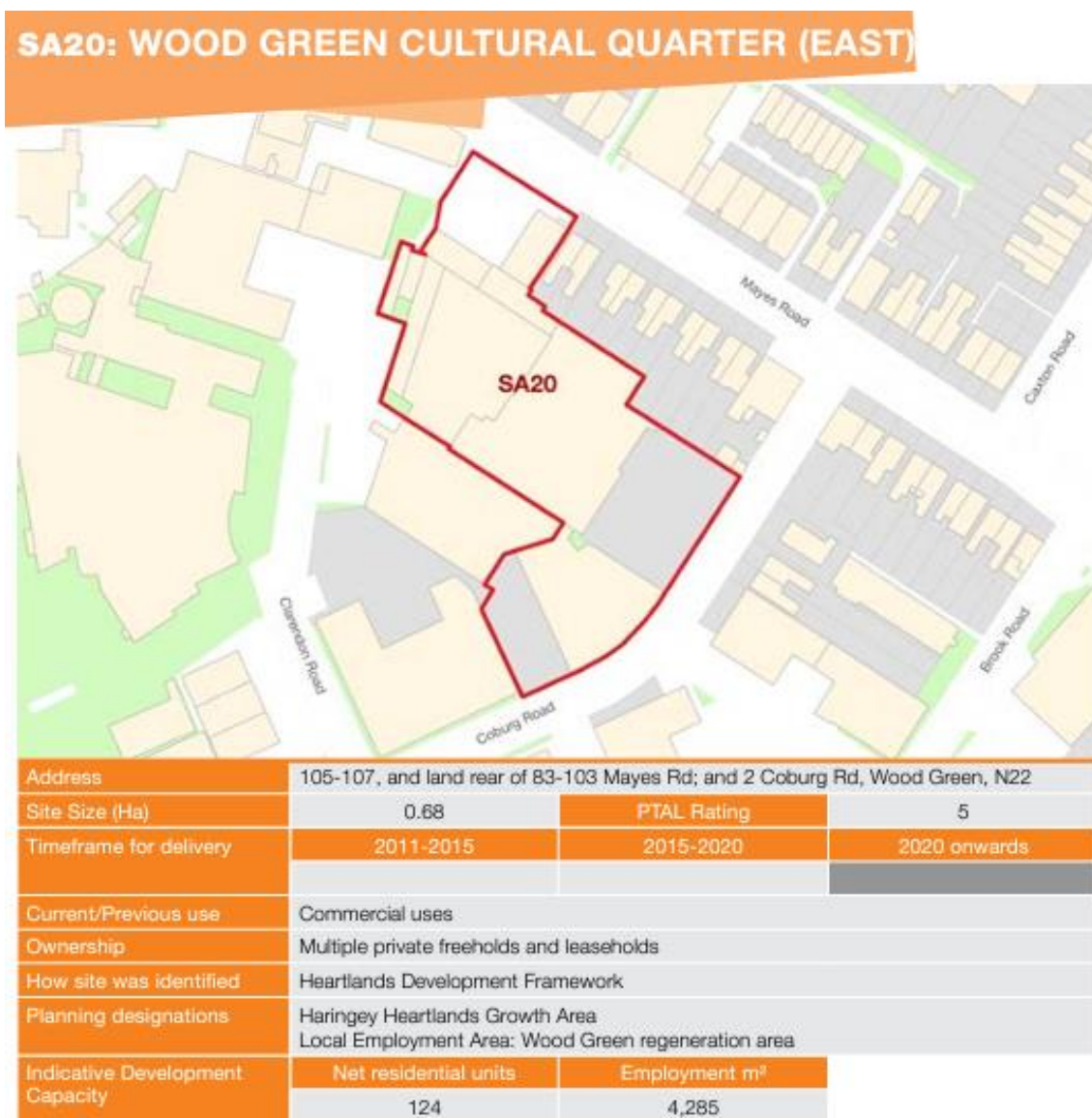
- 4.38 **Policy DM9 ‘Management of the Historic Environment’** sets out the requirement for proposals affecting a designated or non-designated heritage asset and its setting to assess the significance of the asset and its setting, and the impact of the proposals on that significance. The policy goes on to state that applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.
- 4.39 **Policy DM10 ‘Housing Supply’** states at Part C that the Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.
- 4.40 **Policy DM11 ‘Housing Mix’** notes that proposals for new residential development, including mixed-use schemes comprising residential accommodation, should provide a mix of housing having regard to individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed.
- 4.41 **Policy DM12 ‘Housing Design and Quality’** states that all new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses.
- 4.42 **Policy DM13 ‘Affordable Housing’** sets out the maximum reasonable amount of affordable housing provision on individual private residential and mixed-use schemes with site capacity to accommodate more than 10 dwellings. The policy states that proposals should have regard to a Policy SP2 and the achievement of the Borough-wide target of 40% affordable housing provision, and the need for 60% provision to be social affordable rent and 40% intermediate housing.
- 4.43 **Policy DM21 ‘Sustainable Design, Layout and Construction’** requires new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques.
- 4.44 **Policy DM31 ‘Sustainable Transport’** seeks new development that generates a high number of trips to locate where public transport accessibility is high and car parking is minimised to mitigate generated car travel.
- 4.45 **Policy DM32 ‘Parking’** states that developments will be assessed against car parking and cycle parking standards set out in the London Plan. The policy goes on to state that the Council will support proposals for new development with limited or no on-site parking under numerous scenarios including when there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, or when the site is located in a Controlled Parking Zone (CPZ) or if a CPZ will be provided prior to the occupation of a development.
- 4.46 **Policy DM50 ‘Public Houses’** states that the Council will resist proposals for redevelopment or changes of use to non-permitted uses that will result in the loss of a public house. The policy concludes by stating that any permitted change of use from Use Class A4 involving the alteration and/or the extension of a public house must ensure any proposed alteration does not affect the viability of the pub, the vitality of the area, detract from the character and appearance of the building and the street scene and any significant features of historic or character value are retained and, where possible, enhanced.
- 4.47 **Policy DM53 ‘Hotels and Visitor Accommodation’** confirms that hotels and other visitor accommodation are generally appropriate in locations within an existing town centre or at a location well served by public transport. These types of proposals should (inter alia):
- not result in adverse impacts on residential amenity, including cumulative impacts;
 - not result in the loss of housing;

- Provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches;
- Provide an adequate standard of amenity for occupants;
- Are inclusive, providing at least 10% of all hotel rooms to wheelchair accessible standards;
- Are not permanently occupied;
- Where appropriate, incorporate ancillary facilities which are open for public use and create employment opportunities for local residents; and
- Where appropriate, create active frontages on the ground floor.

iii) Haringey Site Allocations DPD (2017)

4.48 The Site Allocations development plan document (DPD) gives effect to the spatial strategy by allocating sufficient sites to accommodate the development needs of those parts of the borough.

4.49 The site is located in close proximity to several sites that are allocated within the DPD document, with the Wood Green Cultural Quarter (SA20) located immediately to the rear of the site. An extract of the site allocation from the DPD document is provided below:



- 4.50 SA20 in the DPD promotes a co-ordinated approach to redevelopment and identifies several development requirements, including: maximisation of employment floor space, enhanced public realm, active frontages and new pedestrian links. In addition, the site allocation outlines that the height of development should be reduced to the north-east of the site to minimise the effect on residential properties on Mayes Road.

d) Planning Policy Summary

- 4.51 There is a clear planning policy objective at national, London-wide and borough levels to provide additional residential housing wherever possible, and to maximise the efficient use of well-located, accessible urban sites. New housing should provide an adequate standard of accommodation including appropriate room sizes, layout, outlook, daylight and sunlight and overall amenity. New development in general should fit in with the context of the area and surrounding buildings, and should preserve and enhance the character and appearance of heritage assets including conservation areas.
- 4.52 There is a specific local objective within Haringey to deliver residential schemes on sustainable small sites such as this. The proposal will deliver 8 generously sized residential units ensure all of the residential and design policies are met, whilst also ensuring the function of the public house is not harmed and is actually enhanced through extending to the rear and basement therefor providing an enlarged space that is attractive to a number of operators. It represents a high-quality piece of architecture that blends in with the surrounding buildings and introduces a new active frontage along Coburn Corad, therefor connecting the site with the allocated site to the rear. The proposal therefor fully aligns with all the relevant planning policies, as is demonstrated within the following assessment section of this report.

SECTION 5 | PLANNING AND HERITAGE ASSESSMENT

5.1 This section assesses the proposed development in the context of relevant planning policy. Taking account of the advice received during the course of previously refused applications at the site, and the advice provided during the most recent pre-application submission - the key issues for consideration in relation to the proposed scheme are:

- The principle of the proposed uses and roof/rear extensions;
- Design considerations, including impact on the host locally listed building and neighbouring site allocation;
- Quality of accommodation;
- Any impact on the surrounding amenities, including daylight/sunlight and noise;
- The impact on the surrounding transport network, including parking, servicing and deliveries; and

5.2 These are addressed in turn below.

a) Principle of Development

5.3 The application proposes a mixed-use development comprising of a pub (Sui Generis), short stay guest rooms (C1) and residential dwellings (C3). It is considered that these uses are compatible with each other and the surrounding area. Indeed, the site already forms a public house with guest accommodation on the upper floors, so the rationalisation of these uses should be considered acceptable.

5.4 The proposal seeks the introduction of residential dwellings to the rear of the site. Various pre-application advice received confirms that the site currently lies within the WSA20: Coburg North site allocation in the draft Wood Green Area Action Plan 2018 which seeks *“a commercial-led mixed use development for the area, establishing the northern edge of a new Civic Boulevard linking Wood Green and the West of the borough via the Penstock Foot Tunnel, with new active frontages to the new piece of urban realm, and a mix of commercial and residential uses above and behind”*. The scheme includes a mixture of commercial uses above and beyond therefore clearly aligns with the uses earmarked for the site.

5.5 Moreover, the site is located within the Cultural Quarter in the emerging Wood Green Area Action Plan, an area which is undergoing major regeneration. Section 2 in this statement includes a number of surrounding strategic developments that have recently been approved and which will assist with the wider regeneration of the area. As officers will be aware the site is located on the corner of Mayes Road and Coburg Road, in a prominent location on the periphery of the Cultural Quarter. The proposed development of the site therefore represents an opportunity to transform and enhance an underutilised site and provide a scheme that will act as a catalyst for and contribute to the regeneration of the wider Area Action Plan area.

5.6 Generally, it is considered that the development will complement the existing uses as well as enhancing the offering within the surrounding area. The proposal will have a positive impact on the vitality and viability of this part of Wood Green, providing much needed residential dwellings and retaining a leisure use. Notwithstanding this, mindful of previously refused applications at the site, an assessment for each of the proposed uses (residential, guesthouse accommodation and public house) is provided below.

i) Proposed Residential Use

- 5.7 London Plan Policy H1 and Table 4.1 outline the overall housing targets for Boroughs (Haringey's 10-year target – 15,920). In addition, London Plan Policy H2 sets out a clear presumption in favour of development proposals for small sites (below 0.25 hectares in size) and in Table 4.2 a minimum target for housing delivery on small sites is identified for Boroughs (Haringey's 10-year target is 2,600). The scheme would deliver 9 residential units at the site therefore aligning with national, regional (London) and local planning policies, which all seek to provide additional housing on small sites.
- 5.8 This was acknowledged by officers in the determination of application HGY/2022/0723, where it was accepted the proposal would *“make a contribution to the overall housing targets for the Borough, as well as the housing delivery target for small sites”*. No concerns were raised with the principle of residential development or indeed the quality of the units proposed, and this stance has continued through various pre-application discussions, with it clear officers support additional residential accommodation in this location. The only concerns relating to the residential use were that no engagement had taken place with the adjacent landowners, and that the windows of the accommodation could overlook the neighbouring site and prejudice the deliverability of the neighbouring site allocation. These concerns have been taken on board with the design/massing significantly revised from previous iterations of the scheme (as is set out within the following design section) so that the building could step up to a development to the rear and is orientated so that there are no windows on the rear elevation that would overlook a future development. Discussions with the neighbouring landowners have also taken place to ensure the deliverability of a scheme is not compromised - so on this basis, a residential use should continue to be supported at the site.
- 5.10 Overall, it is clear that national and local planning policies strongly support the provision of new residential accommodation within accessible locations such as this (which benefits from excellent access to public transport and amenities). On this basis, it is considered that the proposed development is entirely suitable to the site, consistent with the surrounding mix of uses, and in accordance with all relevant planning policy guidelines and surrounding site allocations.

ii) Extension to Public House/Bar

- 5.11 London Plan Policy HC7 sets out that Councils should protect public houses where they have a heritage, economic, social or cultural value to local communities, or where they contribute to wider policy objectives for town centres, night-time economy areas, Cultural Quarters and Creative Enterprise Zones. Policy DM50 of Haringey's DPD document similarly stipulates that any change of use from a public house which involves the alteration and/or extension of a public house must ensure any alteration does not affect the viability of the public house.
- 5.12 The previous application at the site (ref: HGY/2022/0723) sought to decrease the ground floor bar area of the pub by approximately 50m so that residential could be provided in its place, with the bar accommodation relocated within a new basement extension. It also involved the reduction in the amount of external seating space due to the rear terrace and shisha/smoking areas being infilled to accommodate the rear extension. Haringey officers found this to be unacceptable, noting the combined reduction in the ground floor bar and rear garden area would reduce the attractiveness of the public house and would be unlikely to support the commercial success and viability of the public house.
- 5.13 These comments were taken on board and the enhancement of the pub facilities has since been central to the redesigned scheme. Importantly, it is no longer proposed to decrease the ground floor bar area, with it now instead proposed that the bar space will be extended to the rear so that occupies the entirety of the ground floor (apart from a small entrance point to the upper floor flats) – therefore ensuring a much larger bar space than is currently provided, and with a functional and flexible open plan layout that benefits from plenty of natural daylight due to the proposed windows on the side Coburn Road elevation.

- 5.14 The large seating area to the front of the site is to be retained and enhanced through the introduction of planters and new seating, ensuring an attractive and welcoming beer garden to add to the pubs offer and attract customers in the summer months. The basement extension will enable kitchen facilities, toilets and a plant room to be positioned within the basement as well as potentially additional seating areas / private booking areas – therefore freeing up space at ground floor level to ensure an attractively sized unit suitable for a range of operators.
- 5.15 The pub accommodation as a whole will be significantly enhanced and enlarged as a result of the works, so it cannot be reasonably be assumed that the long-term viability of the bar would be compromised in anyway. The works will on the contrary enhance the dated accommodation and ensure it is suitable for a range of public house/bar operators, and remains attractive to customers and future landlords/businesses. Furthermore, it is proposed to refurbish the guesthouse accommodation above the pub, which will help to support the long-term viability of the site. The heritage, social and cultural value of the former Duke of Edinburgh public house will not be harmed in anyway as a result of the works and the use should therefore be deemed acceptable.
- 5.16 The most recent pre-application feedback (ref: PRE/2024/0039) supported the proposed enhancements to the pub facilities, however noted that a further application should be accompanied by a statement which assesses the impacts of the works on the viability of the public house as a result of such changes to the configuration of the internal and external ground floor space. The pre-app response states that the statement should include details to support and provide comfort that a viable pub can operate from this site post development, commenting on the following:

- *Operational details of the pub and how this will be managed, how deliveries will be undertaken, hours of operation etc, likely siting for flue/ ventilation equipment.*
- *Offer to be provided by the resulting public house and how this would compare to other typical London establishments,*
- *Likely operator if known and offer to be provided.*
- *Any marketing information so far carried out in relation to the proposed new layout”*

- 5.17 Accordingly, a brief statement on the viability of the public house as a result of the changes is provided below.

Statement on Viability of Public House

- 5.18 An operator of the pub space has not yet been finalised. At this stage it is envisaged the applicant (who currently operates several successful and well-run bars and restaurants across north London) may look to operate the unit and provide a pub offering, or alternatively the space is to be let out to another public house operator to ensure a pub facility is retained at the site. Whilst an operator has not yet been finalised, the intention is to ensure as higher quality pub facility as possible with a range of facilities and benefits to ensure its commercial viability.
- 5.19 The proposed unit is unique in that it would feature a very large open plan ground floor space, with a bright and airy internal layout, lots of access to natural daylight, and a very generously sized floorplate which would provide a future operator flexibility to lay the space out exactly as they would like. There is an acute shortage of larger open plan pubs like this in the area, with pubs often constrained by internal partition walls that cause a contrived and cramped internal layout, and as a result darker dingier spaces that are less attractive for customers. It is envisaged that a future operator will be able to utilise this vast open space and provide a vibrant bar space with a central bar, however the open nature of the unit means that a future operator would also have the flexibility to introduce partition walls and break the space up should this be what the market dictates. Essentially, the intention at this stage is to ensure space and practicality for any future operator, to ensure it is as attractive an

offer commercially as it can be and so that the historic, locally listed can be restored and provide a valuable contribution to the local community.

- 5.20 It is proposed to significantly enlarge the existing basement space, so that a generously sized kitchen can be installed and that there is space for back of house areas, toilets, private booking areas/seating areas, and importantly a plant room for condensers etc. associated with the bar. This will ensure a very good and competitive food offering can be provided from the pub, and also that there is sufficient space for plant to be located at basement level without harming the amenity of the residential flats on the upper floors. A large external seating area is also proposed to be retained to the front of the unit, which has space to accommodate a large number of customers during sociable daytime hours. This will be enhanced through planters and new furniture, ensuring an attractive external space to be enjoyed during the summer months, and again adding to the pubs offer.
- 5.21 Furthermore, it is proposed to refurbish the guesthouse accommodation above the pub, which will help to support the long-term viability of the site. The heritage, social and cultural value of the former Duke of Edinburgh public house will not be harmed in anyway as a result of the works and the use should therefore be deemed acceptable. Whilst an operator has not yet been finalised, the proposal will significantly improve the pub facilities through enlarging the floor areas, introducing a generous basement to accommodate a kitchen and plant room, providing a bright and airy ground floor space, retaining and enhancing the external seating area, and providing guest house rooms above. With this in mind, and on the basis the pub is located in a highly sustainable edge of town centre location, in close proximity to a number of allocated sites where residential development is coming forward for development – it is considered the pub will represent a very lucrative proposition for any future operator, whether that be the applicant themselves or another operator keen to restore the Duke of Edinburgh pub to its former glory.
- 5.22 As an operator has not yet been finalised it seems crude to provide further information on hours, pub offer etc. until this has been agreed – however the approved consent could of course be conditioned to require management plans and further detail of operator to be provided prior to occupation. What is important at this stage is that the existing pub will be significantly enhanced as a result of the construction works, giving it the best possible chance to thrive in the future.

iii) Guesthouse Accommodation above pub

- 5.23 The proposal seeks to refurbish the 9 existing guesthouse rooms on the upper floors of the existing building and provide 4 new guesthouse rooms within the rear and side extensions to the building. This is significantly scaled back when compared to the previous application at the site HGY/2022/0723, which sought to provide a total of 21 guesthouse rooms at the site, and is accordingly far more appropriately scaled for the site's context.
- 5.24 When considering the previous application at the site the Council classified the uplift of 12 guesthouse rooms to be 'tourist development' (hotel use), and therefore referred to London Plan Policy E10 which directs serviced accommodation within outer London boroughs towards town centres and opportunity areas (in accordance with the sequential test in London Plan Policy SD7). Haringey refused the application because a sequential assessment was not provided to demonstrate preferred town centre sites had been considered for the hotel development, meaning it could not be demonstrated that the viability of the nearby town centre would not be harmed. The officer report did however acknowledge that the site was well connected by public transport with an excellent PTAL rating of 6a, and that it was just outside of the Wood Green Town Centre therefore forming an 'edge of centre' site - where hotel uses should be directed if they cannot be accommodated within town centres. Therefore, had a sequential assessment been provided it may have been possible to demonstrate the use was acceptable.

- 5.25 Following on from this feedback, the revised pre-application scheme (ref: PRE/2024/0039) included just 4 additional guestrooms within the rear and upwards extension (like this current proposal), which was deemed to be a modest and entirely appropriate amount. The pre-application response states the following:

“The addition of 4 guest bedrooms will have a negligible impact on the vitality of the nearby town centre. As such this aspect of the proposed scheme would not need to be assessed/considered in the context of the town centre sequential test”

- 5.26 The proposal simply seeks to upgrade the existing guesthouse accommodation and provide four additional rooms within the rear and upwards extensions. No new uses are proposed, rather the proposals seek to rationalise the existing Class C1 accommodation and provide a complimentary use for the public house (and an additional source of income), to ensure its long-term viability. A sequential assessment should not therefore be required for the uplift in guest house accommodation.
- 5.27 Importantly, comments received during the most recent pre-application discussions have been taken on board, with the units all featuring shared communal/kitchen areas so that they are not self contained, and the entrance point being amended so that it is shared with the residential entrance to the rear and there is more practical circulation throughout the site. Overall, it is considered that four additional guestrooms above the existing pub will not have any negligible impact on the viability or vitality of the nearby Wood Green Town Centre, where there are already a number of larger scale hotels and smaller guesthouses. The scheme will provide high-quality guesthouse accommodation within this sustainable edge of town centre location, and importantly will help to support the long-term viability of the public house at ground floor level.

b) Design and Heritage Considerations

- 5.28 The site is an underdeveloped corner plot, with a three-storey public house occupying the front portion of the site and vacant yard space with various outbuildings to the rear. It sits at the end of a residential terrace that has been altered to the rear, and there is also some large-scale commercial/industrial units and a car park to the south that have been allocated for future development within Haringey's Local Plan. Accordingly, there is a clear opportunity to enhance the existing building through extending to the rear, regenerating the site and, in the process, enhance the locally listed pub building and the wider area.
- 5.29 Previous applications at the site took a different design approach to the current scheme, seeking to provide a more contrasting architectural style with bolder extensions/design features so that a recognisable building could be provided for the area that would contrast and complement the original public house building. Haringey officers found the design to be overly dominant on the locally listed building and unacceptable. The scheme has since been refined to address officer comments, and now takes a far more conservative approach, with the primary objective being to ensure the locally listed building is enhanced and not negatively impacted, and that all of the additions are complimentary to the locally listed building and remain ancillary.
- 5.30 The most recent pre-application scheme was broadly supported the updated design with just a few refinements recommended to ensure the building matches the surrounding character and does not harm the locally listed building. These have been taken on board and informed this current scheme, which will ensure an attractive, subordinate development at the site.

i) Height, Scale and Massing

- 5.31 The massing of the scheme has evolved through detailed correspondence with Haringey officers, and now comprises a three storey plus mansard style extension to the rear of the original pub, a recessed mansard extension on top of the existing pub, and a small infill extension to the side of the existing pub. This is significantly smaller than previous proposals which included a 5-storey rear extension and full width roof extension. The massing has also been redesigned so that the building extends the full depth of the plot and features a blank

elevation on the rear projection so that there is the opportunity for the development to step up to larger allocated site to the rear.

- 5.32 When assessing the most recent pre-application scheme (ref: PRE/2024/0039), Haringey officers found the revised mass to be acceptable, noting “*the overall bulk and massing of the development is now considered generally acceptable from a design perspective*”. The same conclusions should therefore be drawn when assessing this application, which follows the same massing principles as the pre-app scheme.
- 5.33 A few minor changes have been incorporated into the scheme to address the most recent pre-application feedback. Namely, the additional storey on top of the existing pub is no longer a crown roof and is now more of a traditional mansard design, with a more rectilinear form that relates better to the building below and recessed so that it remains subordinate. The massing of the rear addition is largely the same, however the balconies and windows have been ever so slightly reconfigured to accommodate the floorspace – however the overall scale remains the same. Comparative images of the revised roofscape on top of the pub are provided below.



Previous crown roof (left) and revised roof (right)

- 5.34 Given that the character and appearance of the terrace and adjoining properties is evidently varied in terms of design, massing, and style, the proposed development is acceptable when considered in its immediate setting. There are numerous examples of corner plot sites like this, both in Haringey and across London, which have been redeveloped to provide additional accommodation within their rear portions and at roof level. Corner plots often have no direct neighbours and are therefore more suitable for additional height and mass, particularly in a staggered arrangement. This is the case for the pre-application site, which features no direct neighbours to the north or east. The only sensitive uses are the allocated site to the rear and the residential properties within the terrace to the west, however as demonstrated in the accompanying visuals, the scheme has been designed to minimise impact on these neighbouring properties and exploits the clear opportunity for the site to step up to larger scale development to the rear.
- 5.35 The extensions are far smaller in mass than the previous schemes at the site and can be absorbed by the scale and mass of the existing building, without appearing over-dominant in anyway/detracting from the listed building. By reducing the overall height of the rear projection to four storeys and introducing a mansard extension the scheme will minimise visual disruption and ensure a sympathetic addition to the existing building. This was indeed acknowledged by officers during the most recent pre-application response, so the principle of this mass should again be considered wholly acceptable.

ii) Architectural Style / Materials

- 5.36 Policy SP11 of Haringey’s Local Plan stipulates that proposals should be of the highest standard of design that respects local context, character and historic significance, to contribute to Haringey’s sense of place. Policy

SP12 also stipulates that extensions to locally listed buildings should relate sensitively to the original building and not adversely affect the external appearance or character of the building.

- 5.36 The materiality has been carefully considered to address the Council's conservation officer comments and ensure an attractive complementary building at the site. The façade of the rear extension is to feature a mix of off-white and contrasting pink bricks, which will complement the yellow brick and white render of the existing pub (without competing) as well as the varied context within the area, which includes white render, yellow and red brickwork. Metal balconies are proposed instead of brick balconies as they represent a lighter alternative to brick balconies and will reduce the overall mass of the building, whilst also complementing the powder coated aluminium window frames. The roof of the building will feature a grey brick and give the effect of a mansard style roof, matching the proposed grey slate roof on top of the existing pub.
- 5.37 The attractive features of the locally listed building will be retained and complemented as a result of the additions. The off-white brick at ground floor level will match the white plinth of the pub, helping to link the new building with the old and create a seamless link between the two. The decorative sash windows will also be retained throughout the existing building, with the new contemporary windows following the same window heights and size so that there is a consistent appearance to the building, and that the new addition does not visually compete with the locally listed building. Some other subtle design features have also been incorporated into the scheme to ensure an active frontage, such as the traditional fabric canopies and contemporary glazing at ground floor level, and the bespoke brick curved roof.
- 5.38 Overall, it is considered that the proposal is of good design and links back to the heritage of the area through interesting and clever material choices. The design of the rear extensions will no longer compete with the historic features of the pub and will instead remain ancillary – ensuring a modest design that is complementary to the locally listed pub, and in keeping with the surrounding residential context.

c) Quality of Accommodation

i) Standard of Accommodation

- 5.39 With regard to the standard of accommodation, all of the proposed new homes will meet the London Plan and National Technical Housing Standards and provide sufficient ceiling height to meet standards. All of the units are accessible for all and comply with London Plan Policy D6.
- 5.40 The scheme will provide 8 new dwellings, with all flats featuring dual aspect living that provided good levels of daylight and outlook. This is a significant improvement to the pre-application scheme which featured two single aspect flats and two flats which did not have private balconies – so every single flat will now provide an excellent standard of residential accommodation, over and above what is provided within the majority of new residential developments in London. The accompanying daylight and sunlight report confirms all of the flats exceed meet and exceed recommended levels of internal daylight, and they also have a more rational layout than the previous scheme – with sufficient storage areas and space for circulation.
- 5.41 London Plan lobbies seek safe and secure design. All main entrances should be visible, clearly identifiable, and directly accessible from the public realm. The proposal has been revised to address officer comments, and now includes a shared entrance for the residential and short stay guest space accessed from Coburg Road. Within the communal entrance for the residential dwellings there are secure bin and bike stores. In terms of the short stay space, a reception desk and lift are provided. All residential units will have access to private amenity space through the form of a balcony or a terrace.

ii) Housing Mix

- 5.42 A schedule of accommodation is provided within Section 3 of this report, confirming the dwellings will consist of 4 no. 1-bedroom units, 3 no. 2-bedroom units, and 1 no. family sized 3-bedroom unit. This will ensure an appropriate mix of dwellings is provided at the site, which accords with Haringey policies.
- 5.43 The pre-app scheme included one additional 1-bedroom unit which has had to be omitted from the design in order to ensure a practical and clear internal layout and adequate space for all of the remaining flats, however there is still an appropriate mix of dwellings that accords with policy DM11 and the pre-app advice received, and the proposal should once again be considered acceptable in this regard.

iii) Guesthouse Accommodation

- 5.44 The pub and guesthouse accommodation will be upgraded and enlarged as a result of the works, ensuring the spaces meet modern standards and are appropriate for a range of operators. The guesthouse rooms will be generously sized to ensure they appeal to future guests. In order to address Haringey comments, the additional guesthouse rooms at roof level will not include private kitchens but will be served by communal facilities – therefor ensuring they remain ancillary guesthouse rooms as opposed to self-contained flats.
- 5.45 Overall, the alterations will significantly enhance the facilities at the site, helping to ensure the vitality of the pub, and clearly should therefore be supported.

d) Impact on Surrounding Amenities

- 5.46 The scheme has been carefully designed to ensure that there will be limited impact on residential amenity. As a result of the established street terrace fronting onto the Mayes Road, existing and proposed building lines, and the proposed orientation of the extended building, there should be no directly adversely affected residential properties. The site sits on a corner plot with no neighbours to the north and east, and backs on to a vacant site to the rear, meaning the only sensitive uses in close proximity are the residential uses at 85 and 87 Mayes Road, and the allocated site to the rear which needs to be considered so that any future development is not prejudiced. To ensure the daylight/sunlight and outlook of these flats is not affected the scheme has been designed so that it steps back along the eastern elevation to ensure the extension does not block daylight from entering the existing rear elevation. Similarly, the architects have worked hard to ensure that there will be no overlooking between existing and proposed windows, with the rear elevation amended so that there is no longer a sloped façade or windows for habitable rooms.

i) Daylight and Sunlight

- 5.47 The massing of the proposed building, and particularly the fourth-floor addition, has been designed to address daylight/ sunlight impacts on the neighbouring residential properties to the west. T16 have prepared a DLSL report which adheres to BRE standards and compares the existing conditions with the proposed scheme environment, but also considers potential development on the site allocation land to the rear of the site.
- 5.48 The report concludes the proposal is acceptable and in accordance with planning policy requirements in relation to daylight and sunlight.
- 5.49 When assessing the most recent pre-application scheme some comments were raised in respect of the daylight and sunlight of the windows at 85 Mayes Road. Accordingly, these windows have been considered in detail within the accompanying DLSL Report, and visuals showing the views from these windows are also included within the Design and Access Statement (and overleaf) – showing the views from these windows will not be

negatively impacted, especially when considered in the context of the envisaged development on the allocated site to the rear.



ii) Overlooking / Privacy

- 5.50 The design of the building has been updated to prevent overlooking of the neighbouring properties to the east, and also the allocated site to the rear. It is no longer proposed to have a sloped façade on the rear elevation, nor is it proposed for there to be any habitable rooms along this façade (as was the case with the previous schemes). There are no windows on the rear elevation with this instead comprising a blank brick façade that could be built up to by a neighbouring developer. Similarly, on the buildings side return elevation all of the windows will be clouded so that the rear gardens of Mayes Road are not overlooked. The officer report for the previous application found this design feature to be acceptable, noting that there would not be excessive overlooking of Nos 85 & 87, and the same feedback has been provided during pre-application discussions, so the same conclusions can be drawn for this final scheme.

iii) Noise

- 5.51 A Noise Exposure Assessment was provided in support of previous applications at the site, demonstrating the proposal would not result in adverse impact for existing or future occupants. No concerns were raised by the Council in relation to noise, and the development has not materially changed so this report has been resubmitted for this revised application. Indeed, this is an existing public house use with guesthouse accommodation above, so the rationalisation of these uses and introduction of 9 residential dwellings to the rear is not considered to warrant significant concern. It is confirmed that the appropriate noise mitigation including insulation will be installed to ensure that there is not an unacceptable level of noise transmission from the pub.
- 5.52 The public house has one terrace area to the front which are also not considered to result in adverse impact on the surrounding amenities and could be controlled through restricting operating hours and a customer management plan.
- 5.53 In any regard, details of any necessary acoustic attenuation measures such as can be conditioned and controlled by the Council if required.

e) Transport and Parking

- 5.54 The site is located on the southwestern side of Mayes Road, on the junction with Coburg Road (to the north side of the junction). It has a PTAL value of 6A which is considered 'excellent' access to public transport services. As with the previous schemes, the proposal does not seek any car parking spaces for future residents. It is considered that this is acceptable and complies with aims at promoting sustainable development in accessible areas. Indeed, officers find this acceptable in the pre-application response at the site so it should once again be

considered acceptable. It is confirmed that the applicant is happy to agree a s106 agreement for the car free development.

- 5.55 Cycle parking has been provided in line with the London Plan standards. This includes a dedicated, secure storage facility for the residential dwellings accessed from the entrance at Coburg Road, and a separate cycle store area to the front of the pub on Mayes Road.
- 5.56 The application is supported by an updated Transport Statement and Delivery and Servicing Plan, as well as a Construction Logistics Plan – which responds to comments received at pre-application stage and demonstrates the proposal will not have any adverse impact on the surrounding highway network.

f) Other matters

- 5.57 In relation to other matters the following is confirmed within the accompanying technical reports:

- **Energy and Sustainability** – London Plan Policy SI2 sets out the Mayor of London’s energy hierarchy: Use Less Energy (‘Be Lean’); Supply Energy Efficiently (‘Be Clean’); Use Renewable Energy (‘Be Green’) and monitor, verify and report on energy performance (‘Be Seen’). It also sets a target for all development to achieve net zero carbon, by reducing CO2 emissions by a minimum of 35% on-site, of which at least 10% should be achieved through energy efficiency measures for residential development and calls on boroughs to establish an offset fund. Policy DM 21 provides similar sustainability guidance. Emerging Local Plan Policies 87 to 89 are in accordance with London Plan. The Energy Statement prepared by T16 confirms that development will meet this through the introduction of a communal ASHP with 450% efficiency, significant fabric alterations, good air tightness and improved thermal bridging.
- **Fire Safety** – London Plan Policy D12 has been taken into account in the buildings design. Per Policy D12 of the London Plan the proposal is supported by a Fire Strategy which confirms that the development achieves a high standard of fire safety and can be considered as acceptable.
- **Ecology/Biodiversity** – The application is located within a fairly dense district centre. On this basis it is considered that specific Ecology or Biodiversity assessments are not required. The proposal will result in biodiversity gains through the introduction of greenery including green roofs to a largely developed site. The Urban Greening Factor is 0.402 as is demonstrated in the accompanying DAD. Various sized terrace gardens are proposed, it is confirmed that the applicant is happy to agree to a recommended to secure a soft landscaping scheme to ensure that the gardens are appropriately designed, maintained, and retained as such for the lifetime of the development.
- **BNG Exemption Statement** –The proposals are thought to fall under the ‘Developments Below Threshold’ exemption (Defra, 2023) for BNG purposes. The exemption states:

“Developments below the threshold...

A development that does not impact a priority habitat and impacts less than:

- *25 square metres (5m by 5m) of on-site habitat*
- *5 metres of on-site linear habitats such as hedgerows*

A development ‘impacts’ a habitat if it decreases the biodiversity value.”

As detailed from aerial satellite imagery and the photographs of the site contained within the Design and Access Statement, there is no natural habitat present at the site. The existing use is a completely developed (either by building or tarmac). As such it can be concluded that there are no priority habitats present on site. Hardstanding and buildings already receive the lowest biodiversity value (i.e. zero biodiversity units)

so cannot be degraded. The proposal will result in an increase to biodiversity on site as stated above due to the planting at the site for private use. Based on the assessment detailed above, it can be concluded that the proposed development falls under the 'Developments Below Threshold' exemption as is exempt from mandatory BNG requirements.

- **Planning Obligations** – The applicant is aware that the development will be subject to the following obligations via section 106 agreement:
 - Parking permit prohibition
 - CIL payments
 - Carbon offset contributions

SECTION 6 | CONCLUSIONS

6.1 This Planning and Heritage Statement has been prepared by Firstplan in support of a planning application submitted on behalf of Mr Mehmet Kocakerim (the applicant) at the Duke of Edinburgh Public House, 83 Mayes Road, Wood Green, N22 6UP. The proposal seeks permission for the following development:

“Erection of a single storey roof extension and two storey side infill extension to existing pub building to provide additional guesthouse accommodation, and erection of 4-storey building to rear to provide 8 no. new dwellings”

6.2 The application follows on from extensive pre-application consultation and advice sought with Haringey Council for the redevelopment/regeneration of the site.

6.3 The submitted plans and the Design and Access Statement demonstrate the client's full aspirations for the site. The plans before the Council relate to a high quality, new build development which provides much sought after residential accommodation whilst ensuring the long-term vitality and viability of the public house. Overall, this comprehensive scheme is considered to upgrade and refresh the underutilised site.

6.4 The proposals are also supported by a range of technical documents which confirm their acceptability in all other regards. This includes a Daylight/ Sunlight report which verifies that there is no issue in terms of daylight/ sunlight or overshadowing to surrounding amenities, a Construction Logistics Plan and Energy and Sustainability Statements, amongst others as confirmed as required at pre-application stage. The submitted drawings and reports also lend to confirming that sufficient cycle parking, refuse storage and other amenities are provided for the proposed residential use and cycle, refuse and servicing space for the commercial use.

6.5 This statement has demonstrated the following:

- The site as existing is run down, underused and contains a number of poor-quality additions and installations, all of which contribute to an appearance which detracts from the setting of the original building and the wider street scene. The proposal provides some planning and conservation benefits through the rationalisation of the site;
- The proposed development will retain the important historical features of the Duke of Edinburgh public house, namely the façade and plinth. The extensions have also been constructed with sympathetic materials, such as matching brick and slate roof, to match the design of the locally listed building and ensure the additions are ancillary/do not compete with the original features.
- The alterations to the public house will have a positive impact on the vitality and viability of the public house. The enlargement of the ground floor bar area, retention of external seating areas to the front and rear of the site, and enhancement of guesthouse accommodation on the upper floors will collectively ensure the site remains viable for a range of future operators and remains attractive to customers;
- The proposal is of high-quality design and will reflect and complement its context, responding positively to the developing surrounding area. The design has been informed by the advice received in the determination of application HGY/2022/0723 and subsequent pre-application submissions, with the overall mass/scale of the development significantly scaled back and more traditional materials used so that the development does not have a negative impact on the character of the locally listed building or surrounding residential context;
- The scheme will maximise the efficient use of the site, providing high quality residential accommodation in a highly accessible location close to public transport, public open space and amenities in Wood Green Metropolitan Centre. Similarly, the scheme will provide visitor accommodation within this sustainable location;

- The internal layouts and rear elevation of the building have been redesigned so that the scheme does not prejudice the allocated site to the rear.

6.6 Overall, it is considered that this proposal will optimise the site's potential to provide much needed homes and a rationalised commercial use, whilst creating an attractive contemporary building that responds positively to local character and site constraints. As such, it is considered that the development proposals accord with the relevant national and local planning policy and guidance and as such should be considered acceptable and supported.

6.7 We look forward to hearing from you at the earliest opportunity and discussing the merits of the proposals in due course.

