

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1041

Ward: Woodside

Date received: 17/06/2009

Last amended date: N / A

Drawing number of plans: 01, 02, 03, 10, 11 & 12.

Address: 606 Lordship Lane N22

Proposal: Conversion of upper floors into eight self contained flats (1 x 3 bed, 2 x 2 bed, 5 x 1 bed).

Existing Use: Public House Function Rooms and Ancillary Residential

Proposed Use: Eight flats

Applicant: Magic Drinks Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is situated at 606 Lordship Lane and the corner of Dunbar Road outside the conservation area. It comprises of a public house on the ground floor with three floors above that have been vacated for some time. To the rear is a beer garden. The first floor had a large function room and bar at the front, with a toilet, office and kitchen and the second and third floors were arranged as staff accommodation with various bathrooms/WCs and kitchens.

The adjacent buildings comprise of commercial on the ground floor and residential on the upper floors. Directly opposite the site are blocks or residential flats i.e. Andrula Court and Coldham Court.

PLANNING HISTORY

Planning-**HGY/1991/0943**-GTD-20-09-91-606 Lordship Lane London -Erection of 1.5m satellite dish.

Planning-**HGY/1998/0842**-GTD-25-08-98-The Lordship 606 Lordship Lane London -Formation of two additional fire exits to front elevation.

Planning-**HGY/1998/0999**-GTD-25-08-98-606 Lordship Lane London -Installation of various non-illuminated and illuminated signage at ground and first floor level.

Planning-**HGY/2007/0433**-WDN-16-04-07-The Lordship Pub, 606 Lordship Lane Wood Green London -Upgrading of existing radio base station comprising of addition of three antennas, two dish antennas, one Node B equipment cabinet and development ancillary thereto (Part 24).

Planning-**HGY/2009/1041**-PENDING-----606 Lordship Lane London -Conversion of upper floors into eight self contained flats.

Planning-**OLD/1953/0314**-GTD-18-11-53-606 Lordship Lane -Advertisement.

Planning-**OLD/1970/0581**-GTD-10-02-70-606 Lordship Lane -Display of 6 illuminated box signs, 1 illuminated barrel sign & 1 illuminated symbol sign.

DETAILS OF PROPOSAL

Conversion of upper floors into eight self contained flats

CONSULTATION

Transportation group
Ward Councillors
608 – 640 (e) Lordship Lane
Flat 1 – 18 © Coldham Court, Lordship Lane
Flat 1- 12 © Andrula Court, Lordship Lane
601 – 609 (o) Lordship Lane
Flats 1 -7 © Khalsa Court, 2C Acacia Road

RESPONSES

The proposed development is in an area with a high public transport accessibility level, which is served by 64 buses per hour (2-way) along Lordship Lane for connection to/from Wood Green station. The site is also located at the outmost section of Wood Green CPZ Outer Zone that operates from Monday to Saturday between 0800hrs and 1830hrs.

The proposed development requires 5 off-street car parking spaces in accordance with the current car parking standards and these spaces can be accommodated and demarcated at the existing carpark at the rear of the property. The carpark, which has a capacity for about 12 cars was previously reserved for the use of the function rooms on the upper floors of the property and staff/patrons of the pub on the ground floor and it is accessible from Dunbar Road. We have therefore considered that the proposed conversion of part of this property would not have any significant adverse impact on the local road network. However the applicant will have to provide 8 cycle racks in a secured shelter in accordance with the current car parking standards.

Consequently, the highway and transportation authority would not object to this application subject to: condition requiring the provision of 8 cycle racks.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 3: Housing

The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Policy 3A.3 Efficient use of stock

Policy 3A.4 Housing choice

Policy 4B.3 Maximising the potential of sites

Policy 4C.21 Design statements

Adopted Unitary Development Plan, 2006

UD3 General Principles

UD7 Waste Storage

M10 Parking for Development

HSG1 New Housing Development

HSG2 Change of Use to Residential

HSG9 Density Standards

HSG10 Dwelling Mix

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements

Housing SPD (October 2008)

SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight

SPG10c Educational Needs Generated by New Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues are considered to be;

- 1) Principle of residential on the upper floors
- 2) The standard of residential accommodation
- 3) Dwelling Mix
- 4) Privacy and amenity of adjoining neighbours
- 5) Parking
- 6) Planning Obligations/Section106

1) Principle of residential on the upper floors

Guidance from the Central Government and the London Plan set housing targets for Local Authorities. The London Plan sets housing targets for individual Boroughs for the period up to 2016. These targets are generally reflected in Unitary Development Plan policy HSG 1 New Housing Developments. This development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development.

The change of use of the upper floors to residential will mean the loss of a large function room at first floor level that has not been in use for a long time and vacated bedsits on the second and third floor.

The proposal accords with the aim of Policy HSG 2 in that the building has not been in B1, B2 or B8 use, a change of use is therefore allowed. It was previously bedsits on the upper floor; self contained flats is a more suitable form of accommodation on the upper floors. Additionally the site does not lie within a Defined Employment Area and there will be no adverse impact on the local environment. It is located within an established residential area and close to a number of public transport facilities. Residential development is considered appropriate for this site as it would be in accordance with the sequential approach advocated in policy HG1 'New Housing Development'.

The proposal will be carried out within the existing envelope and it is considered that internal alterations would be required for the conversion/modernisation of the building.

The retention of the Public House on the ground floor is welcome, in that it retains a local community facility; it happens not infrequently that the whole public house is lost in this type of conversion.

2) The Standard of residential accommodation

The residential accommodation on the upper floors will consist of 8 self contained units on first, second, third floor. The first floor will consist of four units comprising of 2 x 2 bed and 2 x 1 bed self contained flats. The second floor will

consist of three units comprising of 3 x 1 bed self contained flats and the third floor will consist of one large two bed self contained flat.

Flat 1(2 bed) has an internal floor area of 61.9m², flat 2 (1 bed): 40.8m², flat 3 (2 bed); 73.7m², flat 4 (1 bed) 54m², flat 5 (1 bed) 48.5m², flat 6 (1 bed); 40.1m², flat 7 (1 bed); 45.1m², flat 8 (3 bed);104m².

Although flats 2,6 and flat 8 are marginally below the minimum floor areas set out in figure 8.1 of the Housing SPD 2008, the flats however are well lit and are of a good standard of accommodation. The Council cannot therefore withhold planning permission under these circumstances.

The scheme provides external amenity space which would be appropriate to the needs of future occupants in the form of roof gardens for flat 1 and 2 on the first floor and a large communal roof garden on the second floor serving the remaining units.

3) Dwelling Mix

In terms of the dwelling mix policy HSG10 seeks to ensure a mix of housing types and sizes within developments to meet the range of housing needs in the borough.

Although the proposal does not meet the Councils dwelling mix guidance it is considered; that the proposed mix is appropriate for the location as it is above a commercial building. The Council consider that larger family units are not always appropriate on upper floors above commercial properties.

4) Privacy and amenity of adjoining neighbours

Upon inspection of the site it is not anticipated that there will be any significant issues relating to impact on residential amenity, provided that there is adequate screening to the proposed roof terraces and roof gardens, to prevent loss of privacy to the rear gardens of Khalsa Court.

5) Parking

The proposed development is in an area with a high public transport accessibility level, which is served by 64 buses per hour (2-way) along Lordship Lane for connection to/from Wood Green station. The site is also located at the outmost section of Wood Green CPZ Outer Zone that operates from Monday to Saturday between 0800hrs and 1830hrs.

The proposed development requires 5 off-street car parking spaces in accordance with the current car parking standards and these spaces can be accommodated and demarcated at the existing carpark at the rear of the property. The carpark, which has a capacity for about 12 cars was previously reserved for the use of the function rooms on the upper floors of the property and staff/patrons of the pub on the ground floor and it is accessible from Dunbar Road. We have therefore considered that the proposed conversion of part of this

property would not have any significant adverse impact on the local road network. However the applicant will have to provide 8 cycle racks in a secured shelter in accordance with the current car parking standards.

Laying out of the car park with 5 spaces for the converted flats, would have about 7 spaces for patrons of the Public House.

6) Planning Obligations/Section106

According to SPG 10c, the Local Planning Authority will not seek a financial contribution towards the cost of education because there are not up to 5 family units in the scheme.

SUMMARY AND CONCLUSION

The proposal is considered acceptable because residential is considered appropriate on the upper floors. The proposed conversion will take place within the existing envelope and the pub will remain unchanged externally. The overall size and layout of the accommodation meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and there is existing parking provision at the site .

As such it would be in accordance with CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, UD3 General Principles, UD4 Quality Design, M9 Car Free Residential Developments, HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a Design Guidance. It is therefore appropriate to recommend that planning permission be GRANTED.

GRANT PERMISSION

Registered No. HGY/2009/1041

Applicant's drawing No.(s)

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. A suitable soundproofing scheme to provide effective resistance to the transmission of airborne and impact sound shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority for all compartment floors and party walls prior to the occupation of the premises.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a direct result of inadequate soundproofing.

4. Detailed plans shall be submitted showing a) the laying out of not less than 5 parking spaces for the use of residents, and b) 8 cycle racks which shall be enclosed within a secured shelter. Such plans to be submitted before commencement of development, and implemented prior to occupation of the flats.

Reason: To provide some off street parking and encourage the residents of the proposed development to increase their use of sustainable means of transport.

5. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

6. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

7. Details of roof garden, including surfacing and guard rails/parapet walls, screening shall be submitted to and approved in writing by the LPA prior to commencement of development.

Reason: To protect amenity and safety of the occupiers.

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

9. No external changes to materials, windows etc unless first authorised in writing by the LPA.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

The proposal is considered acceptable because residential is considered appropriate on the upper floors. The proposed conversion will take place within the existing envelope and the pub will remain unchanged externally. The overall size and layout of the accommodation meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and there is existing parking provision at the site. As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Developments' of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a 'Design Guidance'.