

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2009/1014

**Ward:** Noel Park

**Date received:** 15/06/2009

**Last amended date:** N / A

**Drawing number of plans:** 7284-007-00 - 08 incl., 7284-007-00 rev A

**Address:** Parkland Hostel, 20 - 108 Parkland Road N22

**Proposal:** Change of use / conversion of existing vacant hostel for 24 persons to 9 x three bedroom flats including changes to fenestration.

**Existing Use:** Vacant / Hostel

**Proposed Use:** Residential

**Applicant:** Ms Amanda PottsRider Levett Bucknall

**Ownership:** Homes for Haringey

**PLANNING DESIGNATIONS**

Archeological Importance

Road Network: Borough Road

**Officer Contact:** Matthew Gunning

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The application property is a disused hostel building located off Parkland Road, to the rear of two five storey council owned residential blocks which contains residential flats (No's 22-40, 46-66, 72-92 98-108 Parkland Road). Both the application and adjoining buildings are 5 storeys in height and are faced in brick. The hostel building which has been vacant for 5 years is physically linked via a shared stairs and lift services with the adjoining Council owned residential blocks. Homes for Haringey are currently undertaking 'Decent Homes' works to these blocks.

To the north of the building is a new eight storey residential block, know as Solar House, as well as Middlesex University Halls of residence to its left. Wood Green town centre is located 300 metres to the east of the site. The application site does not fall within a Conservation Area.

## **PLANNING HISTORY**

HGY/1990/0206 - Change of use from self-contained flats to a hostel for the homeless. (Councils own development). – Approved 18/09/1990

HGY/2008/2135 - Replacement of existing single glazed aluminium framed windows with double glazed white PVCu windows. – Approved 23/12/2008

## **DETAILS OF PROPOSAL**

The proposal is for the change of use / conversion of this existing vacant hostel (24 person hostel) to 9 x three bedroom units. Home for Haringey wish to convert this accommodation into 4 person affordable rented units; one on the ground floor and two on each floor (1-4) above. This will result in an increase in bed spaces from 24 to 36 and will provide much needed accommodation for homeless families in the borough. The proposal will also in addition improve access to the current family accommodation which presently shares a stairway and lift with the void hostel block.

The proposal will involve the replacement of the aluminium windows for UPVC to match those installed in the other two blocks as part of the decent homes works (and which were subject to a previous planning application).

## **CONSULTATION**

Transportation  
Strategic and Community Housing Service  
Ward Councillors  
22-40, 46-66, 72-92 98-108 Parkland Road  
120-154 Parkland Road  
21-51 (o), 59-63 (o),  
136-166 (e)  
199-201, 209 High Road  
Unit 2 & 3 201 High Road  
29-32 Jack Barney Way

## **RESPONSES**

Strategic and Community Housing Service supports this application for the change of use and de-conversion of hostel accommodation to its previous use as permanent affordable family accommodation. The hostel units are currently vacant and are considered unsuitable for further temporary homeless accommodation use having been a focus for anti social behaviour and nuisance to adjoining residents. Refurbishment of the property into 9x3 bedroom flats will assist in meeting local housing needs especially to reduce overcrowding and in

achieving the Borough's target for the reduction of the use of temporary accommodation. Full nomination rights to the tenancies will be retained by Council and the properties will be managed on its behalf by Homes for Haringey

## **RELEVANT PLANNING POLICY**

### Adopted Unitary Development Plan, 2006

G1 Environment  
G2 Housing Supply  
AC1 The Heartlands / Wood Green  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD10 Planning Obligations  
HG1 New Housing Development'  
HSG2 Change of use to Residential  
HSG9 Density Standards  
HSG10 Dwelling Mix  
M9 Car Free Residential Development

### Supplementary Planning Guidance

SPG1a Design Guidance  
'Housing' SPD  
SPG4 Access for All – Mobility Standards  
SPG5 Safety by Design  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations  
SPG10c Educational Needs Generated by New Housing Development

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

### Loss of Hostel Use/ Principle of Residential

As noted in the planning history section above this building in question originally contained self contained flats and as such the proposal is to convert it back to its original/ purpose built use. As also noted this building has been vacant for 5 years and when previously operated as a hostel use it was a focus for anti social behaviour and nuisance to adjoining residents.

Bearing these two points in mind and bearing in mind the two adjoining blocks are in residential use, the use of this building to accommodate 9 self contained flats will harmonise the type of accommodation across the site. Residential development is therefore considered appropriate for this building. The proposal is also in accordance with the sequential approach advocated in policy HG1 'New Housing Development'.

### Layout / Standard & Mix of Residential Accommodation

The proposed residential units will be of almost of identical size and will be 70/71 sq.m in size. The ground floor will accommodate one unit with two units on each of the upper floors. The units on the western will be slightly smaller as they only have one bay window. These units fall slightly below the floorspace minima for a 3 bedroom/ 4 person unit (72 sq.m) as set out in the Council's Housing SPD. However, on balance given the unit sizes are considered acceptable.

There is a current communal garden space to the rear of the application property, which would be available to all residents, including those in the adjoining Council blocks. The site is within walking distance of two green open spaces: Wood Green Common on Station Road and Avenue Gardens on Park Avenue. In addition Alexandra Park is easily accessible from this site.

### External Changes

As noted above the proposal will involve the replacement of the aluminium windows for UPVC to match those installed in the other two neighbouring blocks. The proposed windows and doors will be similar in appearance and have similar openings expect that the glazing bars will be thicker than the existing fittings. The existing windows are aluminium and as such it is considered that UPVC windows will not adversely affect the character and the appearance of the property or the area.

### Transportation/ Car Parking

There will be no car parking spaces allocated specifically for these 9 new units. There are 8 car parking spaces on site for use by all residents of the estate. The site is in easy access of Wood Green Underground Station and Bus Interchange and Alexandra Palace Station. The site has a P-TAIL rating of 4. In addition the site is adjacent to a Supermarket and Wood Green shopping area and entertainment centre. Taking into account these factors car parking is not considered to be an issue in this instance.

### Waste Storage

An enclosed bin storage area exists on the ground floor of the building

### Planning Obligations/ Section 106

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to consider a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places.

Bearing in mind this building originally accommodated self contained flats and bearing in mind the previous use as 24 bedsit units, it is not considered reasonable in this instance to seek a financial contribution towards education.

## **SUMMARY AND CONCLUSION**

The proposed external changes (replacement windows) and conversion of this vacant hostel use into 9 self-contained flats is considered acceptable and meets the floor space standards as set out in Council's 'Housing' SPD and will provide much needed family size accommodation units. The proposal will have no significant impact on the residential amenities of neighbouring occupiers. On this basis the proposal is considered to be in accordance with policies UD3 'General Principles', D4 'Quality design', HSG1 'New Housing Development' and HSG2 'Change of use to Residential' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2009/1014

Applicant's drawing No.(s) 7284-007-00 - 08 incl., 7284-007-00 rev A  
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.

### **REASONS FOR APPROVAL**

The proposed external changes (replacement windows) and conversion of this vacant hostel use into 9 self-contained flats is considered acceptable and meets the floor space standards as set out in Council's 'Housing' SPD and will provide much needed family size accommodation units. The proposal will have no significant impact on the residential amenities of neighbouring occupiers. On this basis the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' and HSG2 'Change of use to Residential' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance' and the Council's 'Housing' SPD.