

1. SITE AND SURROUNDINGS

- 1.1. The subject site is 4-storey purpose-built post-war block of flats on the west side of Avenue Road. The building contains 20 flats comprising 5 bedsits, 7x1bed flats and 8x2bed flats. There is onsite parking for 15 cars and substantial rear amenity space. The surrounding area is residential and characterised by two storey terraced buildings.

2. PLANNING HISTORY

- 2.1. HGY/2004/0585 - Infill of ground floor and existing garage area to create 2 x 2 bed flats, an extension at third floor level to create 1 X 2 bed flat, 4 X 1 bed flats and the merging of an existing 1 bed flat to create 1 X 2 bed flat; and the rearrangement of car parking area, creation of lift and installation of front bay window to the ground, first and second floors.
- 2.2. HGY/2003/1513 - Remodelling of existing block and erection of an additional floor to create 2 x bed-sits, 13 x 1 bed and 10 x 2 bed flats in main block and erection of single storey building to rear to create 1 x 1 bed and 2 x 2 bed flats and associated alterations.

3. PROPOSAL DESCRIPTION

- 3.1. Permission is sought for infill of ground floor and existing garage area to create 2 x 2 bed flats, an extension at third floor level to create 1 X 2 bed flat, 4 X 1 bed flats and the merging of an existing 1 bed flat to create 1 X 2 bed flat; and the rearrangement of car parking area, creation of lift and installation of front bay window to the ground, first and second floors.
- 3.2. The rearrangement of the parking area will result in a reduction of parking from 15 spaces to 10.
- 3.3. A new hip-ended pitched roof is proposed over the entire building.

4. RELEVANT PLANNING POLICY

4.1 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy

4.2 London Plan

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Maximising the potential of sites
Policy 3A.4 Efficient use of stock
Policy 3A.9 Affordable Housing Targets
Policy 3A.5 Housing choice

Policy 3B.1 Developing London's Economy
 Policy 4A.6 Quality of new Housing provision
 Policy 4A.7 Renewable Energy
 Policy 4B.1 Design Principles for a Compact City
 Policy 4B.8 Respect Local Context and Communities

4.3 Unitary Development Plan

Policy G1: Environment
 Policy G2: Development and Urban Design
 Policy G3: Employment
 Policy UD2 Sustainable Design and Construction
 Policy UD3 General Principles
 Policy UD4 Quality Design
 Policy UD7 Waste Storage
 Policy HSG1 New Housing Development
 Policy HSG10 Dwelling Mix
 Policy M10 Parking for Development
 Policy UD8 Planning obligations

4.4 Supplementary Planning Guidance / Documents

Housing Supplementary Planning Document (2008)
 SPG1a: Design Guidance and Design Statements
 SPG4: Access for All – Mobility Standards
 SPG5: Safety by Design
 SPG8a: Waste and Recycling
 SPG8b: Materials
 SPG9: Sustainability Statement
 SPG10a: The Negotiation, Management and Monitoring of Planning Obligations
 SPG10c: Educational needs generated by new housing

5. CONSULTATION

Statutory	Internal	External
Ward Councillors	Transportation Cleansing Building Control	<u>Local Residents</u> 21-36 (incl.) Avenue Road 42 - 60 (e) North Grove 58b, 52, 40, 42 North Grove <u>Total No of Residents</u> <u>Consulted: 28</u>

6. RESPONSES

6.1. Local Residents:

One objection received from a local resident

- The existing flats are unsightly, fencing and hoardings have been in place for months, the building is still fire damaged, insufficient bins, bins being left in the street, litter

- More development would mean more rubbish for existing bins
- Approval should only be given if the existing flats are better managed

Two objections were received in response to the **original** application
ref:HGY/2004/0585

- 40 North Grove – Objection – The proposal would dominate the skyline and result in the removal of several trees in the rear amenity space to the detriment of the locality.
- 42 North Grove – Objection - The proposal will result in overlooking and overshadowing onto my property. The removal of several trees in the rear amenity space of the subject site will be to the detriment of the locality. The proposal will be unsightly and cause car parking problems.

6.2. Transportation Team

Although, this development is sited where the public transport accessibility level is low, it has not been identified within the Council's adopted 2006 UDP as that renowned to have car parking pressure. In addition, this development proposal is located within a walking distance of the bus route, St. Ann's Road, providing some 12 buses per hour (two-way) travel option for some of the residents to connect with the busy bus corridor on Seven Sisters Road. We have also considered that the proposed development will not generate any significant traffic or car parking demand that would adversely affect the adjoining highways network.

Consequently, the highway and transportation authority would not object to this application subject to the condition that:

The applicant provides 5 cycle racks with secure shelter.

Reason: To improve the conditions for cyclist at this location.

Informative:

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

7. ANALYSIS / ASSESSMENT OF THE APPLICATION

7.1. The main issues in respect of this application are considered to be:

- Background
- Size, bulk and design
- Privacy and overlooking
- Transportation
- Amenity Space
- Trees
- Objector's comments
- Environmental Impact Assessment
- Equalities Impact Assessment

Background

- 7.2. This application seeks an extension of the time limit within which to implement the planning permission HGY/2004/0585 granted 25th July 2007 for extensions to create additional dwellings in the building. The original outline consent lasts for 5 years however the applicant has not been able proceed with development during this time.
- 7.3. New procedures were introduced by central government on 1 October 2010 allowing applicants to apply to renew planning permissions. The purpose of this new provision is to keep planning permissions alive for longer during the economic downturn so that development can be implemented more quickly when economic conditions improve.
- 7.4. Under this procedure, the proposal does not differ from that originally approved as the application simply refers to the documents submitted for the previous permission.

Size, bulk and design

- 7.5. The proposed extensions will change the building's current form as a flat roof modern block with a recessed upper floor to a more traditional building with a hipped roof and uniform floor sizes. The infill extension on the ground floor replaces much of the undercroft parking and provides a more pedestrian friendly interface with the street.
- 7.6. The proposal respects the height and architectural style of the existing building but consolidates its form to create a more complete building. The proposal will fill out the top floor, which is half built to the rear, creating a uniform structure.
- 7.7. The resulting building is considered to be an acceptable design improving the appearance of the original building and in keeping with the character of surrounding development.

Privacy and overlooking

- 7.8. The proposal will add new flats to the front of the 3rd floor of the building by extending over the existing flats on the second floor, bringing these floors in alignment. The windows of these new flats will have a similar outlook to the forward facing flats on the second floor. Consequently, there would be no significant change to existing conditions of overlooking.
- 7.9. The additional bulk resulting from the enlarged 3rd floor and new hipped roof will cast a shadow which would mostly fall on Avenue Road and the existing rear garden to the block of flats. Early in the morning and late in the evening, the shadow would reach neighbouring properties but due to the angle of the sun at these times, the resulting shadow would not be significantly different to what is cast by the existing building.
- 7.10. It is considered that the proposal will not be unacceptably detrimental to the amenity of adjacent residents or occupiers.

Amenity Space

- 7.11. According to the Housing Supplementary Planning Document, the resulting block of flats in its entirety would require 160m² of amenity as there would be a total of 27 flats in the development. The remaining amenity space after some of the rear garden has been converted to parking is 183m² in area, which exceeds the minimum required by the SPD. As such the resulting amenity space provision is considered sufficient.

Standard of Accommodation

- 7.12. The development will create additional 3x 2bed flats and 4x1bed flats. These flats were considered acceptable having regard to the superseded SPG3a 'Density Dwelling Mix Floorspace Minima Conversions Extensions Lifetime Homes'. As the current Housing SPD, which replace SPG3a, has the same floorspace minima, it is considered that effectively, policy requirements have not changed since the original permission. As the scheme itself has not changed either, it is considered the proposed accommodation is acceptable in policy terms.

Transportation

- 7.13. The ground floor infill extension will occupy much of the existing car parking space on the ground floor. A replacement parking area will be provided in part of the existing rear garden but there will be an overall reduction from 16 to 10 spaces. One complainant raised the issue of additional car parking congestion.
- 7.14. The Council's Transportation team have assessed the proposal and do not object. Although, this development is sited where the public transport accessibility level is low, it has not been identified within the Council's adopted 2006 UDP as that renowned to have car parking pressure. In addition, this development proposal is located within a walking distance of the bus route, St. Ann's Road, providing some 12 buses per hour (two-way) travel option for some of the residents to connect with the busy bus corridor on Seven Sisters Road. We have also considered that the proposed development will not generate any significant traffic or car parking demand that would adversely affect the adjoining highways network.
- 7.15. Transportation have recommended that a conditions be attached requiring the provision of secure and sheltered storage for 5 cycles should permission be granted.

Trees

- 7.16. The application will require removal of one tree in the rear communal garden. This tree is not protected or visible from the public realm. It is in the centre of the garden and not directly adjacent to a neighbouring property. The loss of this tree is not considered to be harmful to the amenity of the surrounding area.

Objectors' Comments

- 7.17. Two objections were received in response to the original application and one in response to the current application. The two original objections referred to loss of a tree, parking congestion, appearance, overlooking and overshadowing. The current

objection refers to the current management of the building and increased rubbish from the new flats.

- 7.18. These issues have been addressed in the preceding sections. It is considered that the above impacts will not arise or will of a sufficiently harmful degree to warrant refusal.

Environmental Impact Assessment

- 7.19. The application site area is less than 0.5ha and as such an Environmental Impact Assessment is not required.

Equalities Impact Assessment

- 7.20. In determining this application the Committee is required to have regard to its obligations under the Equalities Act 2010.
- 7.21. The impact of this scheme has been considered in relation to the Equalities Act 2010 in terms of its Equality and Race Relations impacts. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The works include a new lift serving all floors. As such, all dwelling will be fully accessible for disabled users. Otherwise, there is no indication or evidence (including from consultation with relevant groups) that different groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.
- 7.22. In terms of the key equalities protected characteristics it is considered there would be no significant specific adverse impacts as a result of the development.

8. CONCLUSION

- 8.1. This application takes advantage of new national regulations introduced in October 2010 to permit applications to extend the timescale for implementing existing planning permissions. These regulations were introduced to help address the impacts of the economic recession and the property market downturn.
- 8.2. The applications seeks an extension of time limit for permission HGY/2004/0585 for infill of ground floor and existing garage area to create 2 x 2 bed flats, an extension at third floor level to create 1 X 2 bed flat, 4 X 1 bed flats and the merging of an existing 1 bed flat to create 1 X 2 bed flat; and the rearrangement of car parking area, creation of lift and installation of front bay window to the ground, first and second floors.
- 8.3. The resulting building is considered to be an acceptable design improving the appearance of the original building and in keeping with the character of surrounding development.
- 8.4. Neighbouring properties will not suffer from undue loss of light or privacy relative to existing levels of harm.

- 8.5. The application site is large enough to accommodate the new parking area while maintaining sufficient amenity space for the resulting number of flats.
- 8.6. The flats have an acceptable size and layout having regard to the nature of the building and conversion.
- 8.7. The proposed level of parking provision is considered adequate by Haringey's Transportation Team.
- 8.8. Overall, the scheme is considered to be satisfactory and an extension of time limit would be in compliance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', and M10 'Parking for Development' of the adopted Unitary Development Plan 2006 and Supplementary Planning Guidance and the Council's 'Housing' SPD.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s): 0307/01A - 05A

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. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

5. 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.

6. No development shall take place until details of a refurbishment and repair scheme for the block of flats has been submitted to and approved in writing by the Local Planning Authority. These details shall include detailed plans, drawings, materials used as specifications. Development shall be carried out in accordance with the approved details.

Reason: In order to secure the adequate refurbishment and repair of the entire building in the interests of quality accommodation and visual amenity.

7. No more than 50% of the new dwellings comprised within the development hereby authorised shall be occupied until the refurbishment and repair scheme works carried out in accordance with the details submitted and approved in condition 06 have been carried out.

Reason: In order to secure the adequate refurbishment and repair of the entire building in the interests of quality accommodation and visual amenity.

REASONS FOR APPROVAL

The development is considered to be satisfactory and in compliance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', and M10 'Parking for Development' of the adopted Unitary Development Plan 2006 and Supplementary Planning Guidance and the Council's 'Housing' SPD. Consequently, granting permission to replace extant permission HGY/2004/0585 is acceptable.