

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2007/0242

Ward: Northumberland Park

Date received: 29/01/2007

Last amended date: N/A

Drawing number of plans: 664/SL01, 664/SL02, 664/PL01, 664/PL02, 664/PL03, 664/PL04, 664/PL05, 664/PL06 & 664/PL07.

Address: Former Public House, 159 Park Lane N17

Proposal: Change of use of ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats.

Existing Use: Vacant Public House

Proposed Use: Residential

Applicant: JEB Developments Ltd

Ownership: Private

**THIS APPLICATION WAS DEFERRED AT THE 26 MARCH 2007
COMMITTEE MEETING FOR A MEMBERS SITE VISIT**

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Agreement.

SITE AND SURROUNDINGS

The application site is a two storey building that fronts onto both Park Lane and Somerton Grove outside the conservation area, but all access provisions are from Somerton Grove. To the rear of the site is a park and to the west is a row of terrace houses and to the east is a block of flats.

PLANNING HISTORY

OLD/1984/1243 – Erection of new covered area at rear and new boundary wall. GRANTED – 15/05/84.

OLD/1985/1197 – Erection of single-storey extension. GRANTED – 13/05/85.

DETAILS OF PROPOSAL

Change of use of ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats.

The existing building will be preserved externally on the front and side facades with alterations to the lower northern end of the wall and the rear elevation has minor alterations and removal of formal steel escape. The boundary wall and access gate facing Somerford Grove will be rebuilt in matching brickwork and new gates fitted. A garden will be formed at the rear with soft landscape planting detail.

CONSULTATION

Transportation group
Cleaving
Ward Councillors
157 Park Lane
161 to 165 Park Lane
102 – 110 (e) Park Lane

RESPONSES

Residents

- The Park Lane Medical Practice at 104 - 108 Park Lane – is concerned about the dumping of rubbish that would have a health and safety risk to the public.
- The resident at 84 Bruce Castle Road is concerned if another pub in Tottenham is lost to housing. Almost half the pubs have been lost in Tottenham High Road. There will be nowhere to meet socially.

Transportation Group

The proposed site is in an area with a low public transport accessibility level, although the location has not been identified by the Councils UDP policy HSG11 as a site suffering from parking pressures. The site is outside the Park Lane parking restrictions. The applicant has proposed constructing 9 self contained units however the applicant has not proposed providing any off street parking, a development of this size would be expected to provide 6 off street parking spaces. A visit conducted on the 20th February 2007 observed that this location is heavily used and cannot support the level of on street parking required for the proposed development. Consequently the transportation and highways authority cannot support this application.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG10 Dwelling Mix
M10 Parking for Development
M9 Car-Free Residential Developments
CW2 Protecting Existing Community Facilities

Supplementary Planning Guidance

SPG 1a Design Guidance
SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes
SPG 10c Educational Needs Generated by New Housing

ANALYSIS / ASSESSMENT OF THE APPLICATION

The redevelopment of the site does raise a number of issues and these can be considered under the following headings:

- 1) The Principle of Conversion
- 2) Layout and Mix
- 3) Amenity Space
- 4) External Changes
- 5) Parking
- 6) Section 106 Head of Terms

1. The Principle of Conversion

Policy HSG1 states that the Council will increase the supply of housing in the borough in order to meet targets through identifying sites and approving changes of use where appropriate. Policy HSG2 states that a change of use to residential will be considered if the building can provide satisfactory living conditions. Policy CW2 states that a change of use of a community facility will only be granted if the facility is derelict or out of use, and no other community groups are willing or able to use it.

Although the change of use of the site to residential will mean the loss of a public house which function as a local meeting place and is very important to local users, in this case the site has been vacant for over one year and no other community groups have been interested. Within 60 metres of the site is another public house and there are a number of existing community facilities in the locality. The site is also suitable for residential because it has a well located playground to the rear, community facilities and shops.

An appeal was dismissed at the end of 2006 for the change of use of The Fountain Public House situated at 125 - 127 West Green Road to residential. In that case however the proposal involved the demolition of a building that contributed to the conservation area and there were no other public houses in close proximity to the site.

2. Layout and Mix

Policy HSG 10 states that all new residential developments, including conversions, should provide an appropriate mix of dwelling types and sizes. The proposal must also be assessed in terms of dwelling size and room size requirements in line with SPG 3a. Unit 1 on the lower ground floor consists of a 1 bed unit has a total internal floor area of 48.3sqm. The ground floor Unit 2: is a 2 bed (53.1sqm), Unit 3: is a 1 bed (45.1sqm) and Unit 4: is a 3 bed (75.4sqm). The first floor unit 5: is a 1 bed (40.8sqm), Unit 6: is a 1 bed (44.6sqm) and Unit 7: is a 2 bed (55.2sqm). The second floor Unit 8: is a 1 bed (47.8sqm) and Unit 9 is a 2 bed (62.6sqm).

Although units 2, 3, 5, 6 and 7 are marginally below the minimum floor areas set out in table 4 of SPG 3a, the flats however are well lit and are of a good standard of accommodation. The Council cannot therefore not withhold planning permission under these circumstances. As such the proposal is not contrary to SPG 3a.

3. Amenity Space

SPG 3a states that all new residential development, including conversions where appropriate, should provide external amenity space and this should be appropriate to the needs of the likely occupants wherever possible.

The amenity space at the rear to serve all 9 units is 80sqm that does meet the minimum requirement of 25sqm per unit set out in SPG 3a. The Council however wishes to ensure that the needs of children are fully considered at the initial design stage in order to provide a safe, secure and supervised play area. At the rear of the site is the Somerford Grove public open space which would be an amenity space for the future occupants of the site.

4. External Changes

SPG 3a states that the conversion of properties into self contained flats should ideally be carried out within the existing building without the need for any extensions. In this case the proposed conversion seeks to make use of the existing envelope of the building with the exception of a very small infill and small extension at ground floor level to the rear wing of the building.

The other external changes involve alterations to the lower northern end of the wall and the rear elevation and minor alterations and removal of former steel fire escape. The boundary wall and access gate facing Somerford Grove will be rebuilt in matching brickwork and new gates fitted. A garden will be formed at the rear with soft landscape planting detail.

5. Parking

Although the transportation group object to the proposal due to lack of on-site parking; the location of the site has not been identified by Policy HSG 11 as a site suffering from parking pressure and it is outside the Park Lane parking restriction in accordance with Policy M9. Given that the previous use as a Public House would have involved some traffic generation both from the customers and from deliveries to the site, it is not considered that there are sufficient grounds for refusal due to lack of parking.

6. Section 106 Head of Terms

It is recommended that the applicant enters into an agreement with the Council in order to secure £29,872 educational contribution because of the expected child yield from the development. This figure is based on the guidance (formula) set out in SPG 10c Educational Needs Generated by New Housing Development.

Environmental Contribution

As the proposal would have a significant affect on the local environment, it is considered that a sum of £10,000 for environmental improvements in the vicinity would assist in integrating the scheme into the locality. Such improvements may include tree planting and traffic calming measures.

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recover costs. This has been calculated at 5%; so the overall total for the Section 106 is £41,865.

SUMMARY AND CONCLUSION

The proposal for the change of use of the ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats is acceptable. Although there are a number of shortfalls, the proposal makes efficient use of the existing building without really compromising its external appearance, the standard of accommodation is satisfactory and provides adequate amenity space for future occupiers. In addition the scheme provide a mix of housing ranging from one bedroom flats to family sized units of three bedrooms. Although parking has not been provided it is considered that due to the previous use it would not result in a significant increase in parking pressures on the road. As such the proposal is compliant with Policies HSG1 'New Housing Development', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', UD3 'General Principles', CW2 'Protecting Existing Community Facilities', UD4 'Quality Design', M9 'Car-Free Residential Developments' and SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.

RECOMMENDATION 1

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2007/0242, subject to a pre-condition that PCA Architects and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £29,872 as an Educational Contribution, £10,000 as environmental improvements and £1,993.00 as recovery costs; i.e. a total of £41,865.

(1.1) That the Agreements referred to in Resolution (1) above is to be completed no later than 25/03/07 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in her sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2007/0242 be refused for the following reason:

The proposal fails to provide an Education Contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan.

RECOMMENDATION 2

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2007/0242

Registered No. HGY/2007/0242

Applicant's drawing No.(s): 664/SL01, 664/SL02, 664/PL01, 664/PL02, 664/PL03, 664/PL04, 664/PL05, 664/PL06 & 664/PL07.

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 any extensions to the building 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. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.
5. A suitable soundproofing scheme to provide effective resistance to the transmission of airbourne 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.

6. Details of provision for recycling and refuse storage on the site should be submitted and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

7. 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.

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 for the change of use of the ground floor, erection of extensions at lower ground and ground floor level and conversion of property into 5 x one bed, 3 x two bed and 1 x three bed self contained flats is acceptable. Although there are a number of shortfalls, the proposal makes efficient use of the existing building without really compromising its external appearance, the standard of accommodation is satisfactory and provides adequate amenity space for future occupiers. In addition the scheme provide a mix of housing ranging from one bedroom flats to family sized units of three bedrooms. Although parking has not been provided it is considered that due to the previous use it would not result in a significant increase in parking pressures on the road. As such the proposal is compliant with Policies HSG1 'New Housing Development', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', UD3 'General Principles', CW2 'Protecting Existing Community Facilities', UD4 'Quality Design', M9 'Car-Free Residential Developments' and SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.