

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/2434

Ward: Stroud Green

Date received: 22/11/2007

Last amended date: N/A

Drawing number of plans: N/A

Address: 48 Oakfield Road N4 4QH

Proposal: Continuation of use as hostel for the homeless.

Existing Use: hostel for the homeless

Proposed Use: hostel for the homeless

Applicant: Marios & Maria Christoforou

Ownership: private

PLANNING DESIGNATIONS

Conservation Area

Road Network: B Road

Officer Contact: Elizabeth Ennin-Gyasi

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to Section 106 Legal Agreement.

SITE AND SURROUNDINGS

The application property is a 2 storey semi-detached house on the east side of Oakfield Road just to the south of the junction with Stapleton Hall Road. To the south of the site lies an electricity sub-station and then the Gospel Oak to Barking railway line. The site lies within Stroud Green Conservation Area.

PLANNING HISTORY

February 2002 permission refused for use as a hostel for the homeless and a new 2 storey rear extension.

November 2002 permission granted for use as a hostel for the homeless for a limited period of 1 year expiring in June 2003 (without the rear extension included in the earlier application).

December 2004 permission granted for use as a hostel for the homeless for a limited period of 1 year expiring in June 2005.

DETAILS OF PROPOSAL

The application is to continue the use of the premises as a hostel for the homeless.

CONSULTATION

Ward Councillors
Adjoining occupiers:
Stroud Green RA
Flats A, B, C, D 50 Oakfield Road
148, 150, 152, 154, 154A Stapleton Hall Road
Flats 1 - 17 Norman Court, Stapleton Hall Road

Transportation

Environmental Health

RESPONSES

Transportation – ‘There are no objections on highway and transportation grounds.’

Environmental Health – ‘I can confirm that the property has been used as a hostel to provide accommodation for homeless person. Also it complies with council’s standards.’

RELEVANT PLANNING POLICY

HSG5 Hostel Accommodation
UD3 General Principles

ANALYSIS/ASSESSMENT OF THE APPLICATION

This is an established hostel for the homeless, which is seeking permission for renewal and not a new use. The main issues in this case are whether there are any nuisances caused by the present use and whether the applicant would enter into a sec. 106 agreement to secure 100% of accommodation for households referred by Haringey Council as required by guidelines set in policy HSG5 'Hostel Accommodation'.

Amenity Impact

Environmental Health confirms that the premises remain suitable for use as a hostel. No response to consultations from local residents indicates that there has not been a serious problem with nuisance or untidiness at the site. The house is semi-detached with a garden and has the sub-station and railway on one side, and is therefore well suited to this type of use in terms of the location.

The property retains its residential appearance, and although no on-site parking is provided there is ample kerb side parking available in this part of Oakfield Road. The use therefore complies with policy HSG5 'Hostel Accommodation'

The number of occupants has been restricted to 18 in line with Environmental Health advice and the premises is not therefore used overintensively and planning permission would be subject to a Section 106 Agreement to ensure 100% Council nominations to the accommodation in compliance with policy HSG5 'Hostel Accommodation'

S106 Agreement

The applicants have agreed to enter into a new Agreement under S106 of the Town and Country Planning Act 1990 to provide the following benefits:

- i) To ensure that no accommodation is occupied other than by persons nominated by the Council.
- ii) To permit authorised officers access to the premises for inspection purposes at any reasonable time.

SUMMARY AND CONCLUSION

Subject to conditions and a Section 106 Agreement the use complies with Policies HSG5 Hostel Accommodation and UD3 'General Principles'.

RECOMMENDATION

(1) That planning permission be granted in accordance with planning application number HGY/2007/2434 subject to a pre-condition that Marios and Maria Christoforou shall first have entered into an Agreement 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 ensure that no accommodation is occupied other than by persons nominated by the Council and to secure access to the premises for authorised Council officers for inspection purposes at any reasonable time.

(2) GRANT PERMISSION subject to the following conditions:

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1. That this permission shall be for a limited period expiring on 11 February 2013 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.
Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.

2. The permission hereby granted shall not enure for the benefit of the land but shall be personal to Marios and Maria Christoforou only, and upon that person ceasing to use the land the use shall be discontinued.
Reason: Permission has only been granted with respect to the special personal circumstances of the applicant and would not otherwise be granted.

3. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as a hostel for homeless persons only and shall not be used for any other purpose including any purpose within Class C2 unless approval is obtained to a variation of this condition through the submission of a planning application.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

4. No more than 18 persons, including any resident staff, if any, and babies under 12 months, shall occupy the premises at any one time.
Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

5. The amenity space associated with the premises shall be permanently retained for use by the occupants and shall not be sub-divided in any manner which prejudices the use of that space by those occupants.
Reason: In order to ensure that adequate amenity space is retained in association with the property.

6. A separate room shall be made available for use by a person responsible for the management and supervision of the hostel and such supervision shall be maintained on a 24 hour per day basis.

Reason: In order to secure the proper management of the property.

7. That the front and rear gardens be tended on a regular and kept in a tidy condition.

Reason: In order to safeguard the amenities of the area.

8. Within 21 days of the date of this permission, the person responsible for the property shall provide the Council's Environmental Health Service and all the adjoining properties with a 24 hour a day contact telephone number that will enable Council officers and adjoining occupiers to contact the person responsible for the premises in the event that noise or disturbance arising from the premises is adversely affecting adjoining occupiers..

Reason: In order to ensure that adjoining occupiers have a point of contact to deal with any problems arising from the use of the premises as a hostel for the homeless and to protect their amenities.

REASONS FOR APPROVAL

Subject to conditions and a Section 106 Agreement the use complies with Policies HSG5 Hostel Accommodation and UD3 'General Principles'.