

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/1692

**Ward:** Crouch End

**Date received:** 12/08/2008

**Last amended date:** N / A

**Drawing number of plans:** KP-ML-PL01; KP-GA01, 02, 03, 04, 05; KP-ML-ELEV01, 02, 03; KP-ML-SEC01 & 02.

**Address:** 2 - 6 Middle Lane N8

**Proposal:** Refurbishment of existing building with reconstruction of new facade to the elevations, and change of use from offices to offices / 9 residential units comprising 2 x one bed , 5 x two bed and 2 x three bed flats.

**Existing Use:** Offices

**Proposed Use:** Mixed use

**Applicant:** Mr & Mrs Michael Demosthenes

**Ownership:** Private

### **PLANNING DESIGNATIONS**

Retrieved from GIS on 18/08/2008  
UDP 2006 Archeological Importance  
Conservation Area  
Road Network: Classified Road

**Officer Contact:** Oliver Christian

### **RECOMMENDATION**

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

### **SITE AND SURROUNDINGS**

The proposal site is a four storey building located on Middle Lane which is part of Crouch End Town Centre and is also within the designated Crouch End Conservation Area.

Currently the building is vacant but had been used as B1 office use on ground and upper floors for a number of years.

### **PLANNING HISTORY**

OLD/1978/0679           GTD    12-12-78    2-8 Middle Lane    12/10/78  
Change of use of ground floor of 2-6 from showroom to office 2404 sq. ft.  
233sq.m. (2-6)

OLD/1974/0756           GTD    18-02-74    2-8 Middle Lane    2-6  
Erection of 3 storey block comprising shops & offices.

OLD/1972/0646           GTD    10-10-72    2-8 Middle Lane    2-6  
Erection of 3 storey block with shops on ground floor & offices on 1st & 2nd  
floor.

OLD/1973/0776           GTD    16-05-73    2-8 Middle Lane    2-8  
Erection of four storey block comprising shops, offices flats/outline.

HGY/2002/1785           GTD    21-01-03    8 Middle Lane London  
Erection of mansard roof to provide additional space for storage.

## **DETAILS OF PROPOSAL**

The current proposal seeks refurbishment of existing building with reconstruction of new facade to the elevations, and change of use from offices to offices / 9 residential units comprising 2 x one bed , 5 x two bed and 2 x three bed flats.

The proposed refurbishment retains the employment use at ground and converts the upper level office space to residential apartments.

The proposal refurbishes the existing building retaining the structure and re-cladding of the external surfaces.

## **CONSULTATION**

Conservation advert  
Local residents  
Transportation Group  
Ward Councillors  
Building Control  
Hornsey CAAC  
Waste management  
Conservation Team

## **RESPONSES**

**Transportation Group:** comments as follows –

This site within a short walking distance of the W7 bus route on Park Road which offers some 26 buses per hour (two-way), for frequent bus connections to and from Finsbury Park tube station. We have subsequently considered that some of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site. In addition,

our interrogation with TRAVL database suggests that based on comparable sites (Lee Conservancy-E9, Porter Sq-N19, Rootes Estate-W10 and Yeats Close - NW10); this proposed development, some 1174sqm GFA, would only generate a combined traffic inflow and outflow of some 4 vehicles during the critical morning peak hour. We have therefore deemed that this level of vehicular trips is less than half the traffic generated by the existing office use and would have considerably less and minimal adverse effect on the adjacent roads.

Furthermore, the applicant has recognised that this area has been identified within the Council's UDP as that with car parking pressure and, has thus proposed 6 car parking spaces, as indicated on Plan No.KP-ML-GA01. These in our opinion are adequate and in line with the maximum car parking standard stipulated in the Council's UDP and, would minimise the car parking impact of this development on the adjoining roads.

However, due to the potential increase in the pedestrian/cyclist activities at this location, we do feel that there is the need for additional highway schemes to assist these vulnerable road users.

As part of the Cycle Route Implementation Stakeholder Plan, we have identified a series of proposals to improve the pedestrian conditions and extending the cycle routes in this area, including the construction of entry treatment around the junction of Middle Lane with Park Road. We will therefore require the applicant to make some financial contribution towards executing these schemes. The cost of the outstanding works is still in the region of £80,000 to £100,000.

Consequently the highway and transportation authority would not object to this application subject to the applicant:

1. Making some financial contribution, by way of S.106 agreement, towards enhancing the cycle routes in the vicinity of the proposed development.  
Reason: To improve the conditions for cyclists at this location.

### **Waste Management**

Waste Management did not object to this proposal, they did however provide a number of comments that are considered in the main report.

### **Hornsey CAAC**

No objection in principle – fenestration could line up.

### **Crime Prevention Officer**

No comments received at time of writing report.

### **Local residents:**

Two letters of objections were received from nearby properties. The main

issues raised in these objections have been summarised as follows:

- Overdevelopment of the site;
- Lack of sufficient parking spaces;
- Impact on adjoining residential amenity;
- Roof garden.

## **RELEVANT PLANNING POLICY**

### National Guidance

Planning Policy Statement 1 – Delivering Sustainable Development  
Planning Policy Statement 3 – Housing  
Planning Policy Guidance 13 – Transport

### The London Plan

Policy 3A.1 – Increasing London’s Supply of Housing  
Policy 3A.21 – Education Facilities  
Policy 4B.3 – Maximising the Potential of Sites

### Unitary Development Plan

G2 – Development and Urban Design  
UD2 – Sustainable Design and Construction  
UD3 – General Principles  
UD4 – Quality Design  
UD7 – Waste Storage  
UD8 – Planning Obligations  
CSV1 – Development in Conservation Areas  
CSV5 – Alterations In Conservation Areas  
HSG2 – Change of Use to Residential  
HSG9 – Density Standards  
HSG10 – Dwelling Mix  
M10 – Parking for Development

### Supplementary Planning Guidance

SPG1a – Design Guidance  
SPG3a – Density, Dwelling Mix, Floorpace Minima, Conversions, Extensions and Lifetime Homes  
SPG3b – Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight  
SPG7a – Parking Standards  
SPG7b – Vehicle and Pedestrian Movement  
SPG8a – Waste and Recycling  
SPG10a – The Negotiation, Management and Monitoring of Planning Obligations  
SPG10c – Educational Needs Generated by New Housing Development  
SPG10e – Improvements to Public Transport Infrastructure and Services

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

The proposal seeks the redevelopment and refurbishment of existing building with reconstruction of new facade to the elevations, change of use from offices to offices/ 9 residential units comprising 2 x one bed , 5 x two bed and 2 x three bed flats.

The main issues required to be considered are as follows:

- principle of residential/mixed use development;
- design, visual impact on conservation area;
- dwelling mix and density;
- parking and transportation
- waste management;
- affordable housing;
- sustainability;
- section 106 contributions:

### **Principle of Residential/Mixed Use development**

Policies HSG1 New Housing Developments and HSG3 Changes of Use to Residential recognise the need for the Council to meet its housing targets by identifying suitable sites that are in areas suited to accommodating residential development.

This proposal meets the objectives of the relevant national guidance by promoting a more efficient use of the land within the urban context of the area.

Policy HSG1 – New Housing Developments reflects the requirement for the Council to address the need for additional housing to be provided within the Borough. The subject site is considered to be located within a predominantly residential area and is within close proximity to public transport facilities and community services.

Supplementary Planning Guidance SPG3b – Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight recognises the need to ensure that the existing amenity of neighbouring properties is not harmed.

In this case, it is considered that the although proposed development exceeds the existing height of neighbouring residential buildings it would not have a significant overbearing affect on neighbouring properties. The 9 residential units proposed by this development would introduce residential accommodation into what is a former office building, in this respect the proposal is considered to be in line with government guidance and to meet Unitary Development Plan policy.

Given the proposed use, adjoining residential properties and proximity to public transport options, the principle of residential use on the site is considered appropriate.

The proposal also retains office/employment generating use on the ground floor.

The commercial space at ground floor level builds upon the existing commercial activity of the neighbouring buildings on Middle Lane.

The principle of residential/mixed use development also accords with the Unitary Development Plan policies HSG1.1, HSG1.2 and HSG1.3 Changes of Use to Residential.

**Impact on the character and visual appearance of the conservation area (Design, Bulk, Massing).**

Strategic Policy UD1 sets out to encourage good design of new buildings, alterations and extensions and conservation of buildings and fabric contributing character to the local environment in order to enhance the overall quality of the built environment, the attractiveness of the area for investment, economic regeneration, and the amenity of residents. Within this, policies UD3 and UD4 seek to encourage a high standard of design and ensure that buildings “fit in” with the surrounding area through appropriate enclosure, height and scale and respecting existing building lines, rhythm and massing. This is in line with the requirements of policies UD4 ( Assessment of Design Quality : Fitting New Buildings into the Surrounding Area: Enclosure, Height and Scale) which seek to ensure new buildings respect existing building lines, heights and massing and existing street patterns.

The typical pattern of the immediate locality is for two/three floors of (usually) flats above shops within the local centres, with perhaps an extra storey used to emphasise the corner of buildings. The current proposal retains the bulk, scale and massing of a four storey building.

The third floor is subdivided by dormer windows and the external plane is set back to provide detail directly relating to the neighbouring building.

The existing commercial entrance is maintained with two additional residential entrance points on the east/ return frontage.

At ground level the existing levels are maintain with the retention of the existing building structure.

The massing of the existing building is maintained and the mass and bulk of the development is unaltered when viewed from street level.

The commercial space also has direct access to the rear for refuse collection. In addition the proposal retains a flat roof design and utilises part of the roof as amenity space in the form of a roof garden, which is considered not to be at odds with the character and appearance of the area.

### **Impact on other Properties**

The proposed development is also adjacent to residential properties particularly in Middle Lane and Middle Lane Mews.

However, given the position and orientation of the development and the positioning of the primary windows in relation to these properties, it is not considered that any significant adverse effect in terms of loss of privacy and overlooking will result from the development.

The proposal is therefore considered to accord with Policies CSV1 – Development in Conservation Areas, CSV5 – Alterations In Conservation Areas, UD3 General Principles and UD4 Quality Design of the UDP by virtue of its roof design, bulk, scale and massing.

### **Density and dwelling mix**

PPS3 recommends that more efficient use is made of land by maximising use of previously developed land. It recommends that Local Authorities “*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*” This advice supersedes the housing density policy in the Unitary Development Plan. The London Plan also sets higher densities for development in urban areas. The London Plan recommends a density range of 200 - 450 habitable rooms per hectare for flatted developments in urban areas close to town centres such as this one. The Unitary Development Plan sets a density range of 175 – 250 habitable rooms per hectare.

Applying the method of calculation set out in Supplementary Planning Guidance Note 3a Residential/Mixed Use Densities, this scheme has a density of 345 habitable rooms per hectare.

The scheme proposes 9 self contained units – 2 x 1 bed, 5 x 2 bed and 2 x 3 bed with amenity spaces in the form of a communal roof garden.

The proposed residential Mix:	1 bedroom	2	22.2	%
	2 bedroom	5	55.6	%
	3 bedroom	2	22.2	%

The proposed mix is considered acceptable and in line with the Council’s requirements and Supplementary Guidance.

The scheme included one wheelchair accessible unit: All units are designed with Lifetime Homes considerations accounting for the 16 Lifetime Homes Standards and compliance with Part M of the Building Regulations.

The dwellings are of good standard in terms of layout and room size; the overall dwelling sizes being above the Council's minimum space standard.

### **Waste management**

The refuse and recycling storage requirements for the residential units is as follows; 2 x 1100 litres refuse bins and 1 x 1100 recycling bin. There are concerns in regards to the refuse storage arrangements; in that that the domestic refuse and the commercial refuse will share the same storage area.

It is proposed that these areas are separated to prevent cross contamination: An appropriate condition is attached.

### **Parking and Transportation**

The scheme proposes 6 off-street car parking spaces.

The applicant proposes to provide a number of secure cycle racks within the curtilage of the development.

Transportation Group considers that the proposed parking is adequate and in line with the maximum car parking standard stipulated in the Council's UDP and would minimise the car parking impact of this development on the adjoining roads.

As such the proposed car parking is considered to be satisfactory within a Town Centre setting where the existing/lawful use had the potential to generate higher levels of car parking need.

As such there is no transportation or planning objection to the level of parking proposed.

### **Affordable Housing**

Supplementary Planning Guidance advises that a development of this size (below 10 units) is below the affordable threshold and as such affordable housing provision.



## **Sustainability**

The Council's sustainability checklist has been completed alongside a renewable energy assessment.

Sustainability measures and energy measures and energy efficiency have been incorporated into the design and the proposal.

## **Section 106:**

### **Education Contribution**

Supplementary Planning Guidance advises that a development of this size proposing 5 or more family units requires an education contribution.

In this case the set formula generates a contribution of £47,135

### **Transportation contribution**

A contribution of £10,000 toward enhancing cycle routes in the vicinity.

**Administration/recovery** costs of £2,165

## **SUMMARY AND CONCLUSION**

It is considered that the proposed development is of a type and scale which is appropriate for this location. The mixed use scheme meets the relevant policy requirements for sites of this type as well as being in step with the London Plan.

It is considered that the proposal has an acceptable relationship with adjoining properties consistent with requirements of the Unitary Development Plan Policies and supplementary guidance.

Neighbouring occupiers will not suffer detrimental loss of amenity as a result of adverse additional overlooking and loss of privacy.

The current proposal is acceptable, it does not lead to over-development; number and size of units proposed accord with the aims of the Unitary Development Plan Policies especially CSV1 – Development in Conservation Areas, CSV5 – Alterations In Conservation Areas, UD3 General Principles and UD4 Quality Design of Haringey Unitary Development Plan.

## RECOMMENDATION 1

The Committee is recommended to **RESOLVE** as follows:

- (1) That Planning permission be granted in accordance with planning application no. HGY/2008/1692, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a contribution of £47,135 toward educational facilities within the Borough, and a contribution of £10,000 toward cycle route enhancement, £2,165 toward recovery/ administration costs.
- (2) That the Agreement referred to in resolution (1) above is to be completed no later than 20 October 2008 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow; and

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/2008/1692 and drawing No. (s) KP-ML-PL01; KP-GA01, 02, 03, 04, 05; KP-ML-ELEV01, 02, 03; KP-ML-SEC01, 02 for the following reason:

The proposed development for complies with Policies, CSV1 'Development in Conservation Areas', CSV5 'Alterations In Conservation Areas', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', M10 'Parking for Development' of the Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook, Daylight / Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.

Subject to the following conditions:

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. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. 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.

5. That a detailed scheme for the provision of refuse, waste storage and recycling 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.

6. Hard and Soft Landscaping details also surface water drainage works along with source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.

Reason: To prevent the increased risk of flooding.

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.

8. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

9. 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.

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

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.

INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant:

- a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution;
- b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils, and
- c) looks to ensure the separation of foul and surface water sewerage on all new developments.

INFORMATIVE: The implementation of a suitable soundproofing scheme is now required as part of the Building Regulations 1991 - Part E. The applicant is now therefore required to formally consult the Councils Building Control Division, 639 High Road, N17 8BD (tel. 020 8489 5504).