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| ADDRESS: 157 Blackstock Road, London N4 2JS | |
| WARD: Brownswood | REPORT AUTHOR: Colin Leadbeater |
| APPLICATION NUMBER: 2008/0560 | VALID DATE: 27/03/2008 |
| Drawing Numbers: 931 101 H, 931 001 | |
| APPLICANT: Snowcroft Properties Ltd Heritage House 73 Bredgar Road London N19 5BS | AGENT: Sixteen Architecture 5 Normanby Close London SW15 2RL |
| PROPOSAL: Refurbishment and change of use from shop (Class A1) with ancillary residential accommodation above to shop (Class A1) with separate House in Multiple Occupation (HMO) on upper floors together with the erection of a part single storey part two storey rear extension, enlargement of rear dormer extension, installation of two roof lights, and external alterations. | |
| RECOMMENDATION SUMMARY: Grant conditional planning permission. | |

ANALYSIS INFORMATION
ZONING DESIGNATION:

(Yes)

(No)

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| CPZ | X | |
| Conservation Area | | X |
| Listed Building (Statutory) | | X |
| Listed Building (Local) | | X |
| DEA | | X |

| LAND USE DETAILS: | Use Class | Use Description | Floorspace |
|--------------------------|----------------|--------------------|------------|
| Existing | A1/C3 | Retail/Residential | 204 sqm |
| Proposed | A1/Sui Generis | Retail/HMO | 218 sqm |

| RESIDENTIAL USE DETAILS: | Residential Type | No of Bedrooms per Unit | | | | |
|---------------------------------|------------------|-------------------------|---|---|---|----|
| | | 1 | 2 | 3 | 4 | 5+ |
| Existing | Flat | 0 | 0 | 0 | 1 | 0 |

| | | | | | | |
|-----------------|-----------|---|---|---|---|---|
| Proposed | HMO | 0 | 0 | 0 | 0 | 1 |
| | Dwellings | 0 | 0 | 0 | 0 | 0 |
| | Studio | 0 | 0 | 0 | 0 | 0 |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|-------------------------|--------------------------|---------------------------|-----------------|
| Existing | N/A | N/A | N/A |
| Proposed | N/A | N/A | N/A |

CASE OFFICER'S REPORT

SITE DESCRIPTION

1. Three storey with attic mid-terrace property located on the east side of Blackstock Road. An A1 retail unit occupies the ground floor, with a disused residential property above. Similar properties adjoin to either side, and on the opposite side of the street.

CONSERVATION IMPLICATIONS

2. Site is not located within a conservation area and does not adjoin any listed buildings.

HISTORY

3. 2007/3022: Change of use of premises from retail shop with ancillary residential flat above to create retail shop at ground floor (use class A1) with separate HMO on upper floors together with erection of part three-storey, part single storey rear extension, enlargement of rear dormer roof extension and installation of two front roof lights. Refused under delegated authority on 16 January 2008 on the grounds that that the three storey rear extension would be unsympathetic and over dominating.

CONSULTATIONS

Date Statutory Consultation Period Started: 27/03/2008

Date Statutory Consultation Period Ended: 18/04/2008

Site Notice: Yes

Press Advert: No

Neighbours

4. 26 neighbours consulted by letter: 8 objections received. Objectors raise concerns regarding a possible loss of light from the first floor rear extension; increased strain on amenities and facilities; the high density proposed (5 bedroom HMO); impact on outlook

from neighbouring properties; the proposed extension being unsympathetic to the original building; and the possible impact on parking provision in the area.

Statutory Consultees

London Borough of Islington (Adjoining Borough) – No response to consultation.

Local Groups

No local groups consulted.

Other Council Departments

Conservation & Design: No objection to the proposed rear extensions. The applicants have altered their designs to meet officers' guidance.

Traffic & Transport: No objection raised.

Waste Management: No objection raised.

Private Sector Housing: No objection.

POLICIES

Hackney Unitary Development Plan (UDP) (1995)

| | | |
|------|---|---------------------------------|
| EQ1 | - | Development Requirements |
| HO3 | - | Other Sites for Housing |
| HO6 | - | Use of Upper Floors Above Shops |
| HO14 | - | Houses of Multiple Occupation |

Supplementary Planning Guidance (SPG)

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|------|---|---|
| SPG1 | - | New Residential Developments |
| SPD | - | Residential Alterations and Extensions (Consultation Draft) |

London Plan (2004)

| | | |
|------|---|---------------------------------------|
| 3A.1 | - | Increasing London's supply of housing |
| 3A.4 | - | Housing choice |
| 4B.1 | - | Design Principles for a Compact City |

National Planning Policies

| | | |
|------|---|----------------------------------|
| PPS1 | - | Creating Sustainable Communities |
| PPG3 | - | Housing |

COMMENT

5. This application is a resubmission of a previous application refused by the Council under delegated powers (2007/3022) on 16 January 2008. The previous application consisted of a similar scheme, but with a three-storey rear extension which was considered to be overbearing and to have a significant detrimental impact on neighbouring properties, and the street scene, along with being unsympathetic to the design of the original building.

6. The amended proposal incorporates a much more modest extension, a single storey rear extension for the A1 premises at ground floor level, with an extension at first floor which would cover just over half the width of the building.

7. The proposal is to convert the existing flat above the retail unit at ground floor into a five room HMO, with a shared bathroom, a single storey rear extension to accommodate a stock room for the retained A1 unit at ground floor level, and an extension at rear first floor level to accommodate one of the HMO rooms. The proposals also include a rear dormer roof extension to the main roof, two velux windows to the front roof slope and changes to the shop front to accommodate a separate access for the HMO above.

Considerations

8. The main considerations relevant to this application are:

(i) The acceptability of the proposed change of use of the existing flat into a House in Multiple Occupancy.

(ii) The acceptability of the proposed alterations to the shop front, single storey rear extension, and extension at first floor level.

(iii) The acceptability of the proposed rear dormer roof extension and velux windows to the front elevation.

(iv) Consideration of objections.

Each of these considerations is discussed in turn below.

The Acceptability of the Proposed Change of Use of the Existing Flat into a House of Multiple Occupancy

7. The conversion of the upper floors of the property into a House of Multiple Occupation is in this case considered to be acceptable. The proposed floor spaces and layouts are considered to be of adequate proportions to provide five good sized bedrooms, each with adequate access to natural daylight and outlook. The proposed 2 communal bathrooms are considered to be acceptable, along with one room having its own private en-suite bathroom and the prospective occupants would have access to a private rear courtyard. The existing flat has a floorspace of more than 120m² (in this case the floorspace is approximately 135m²), the density of occupation would be unlikely to have an unacceptable impact on the surrounding area or on living conditions of local residents as Blackstock Road is predominantly made up of properties that have previously been converted into flats, or are already houses of multiple occupation. The proposed

HMO would be situated in a position with good access to public transport, and therefore no off street parking would be required.

The acceptability of the proposed alterations to the shop front, single storey rear extension, and extension at first floor level.

8. It is considered that the proposed alterations to the shop front are acceptable in this instance as this would provide private access to the residential accommodation above without harming the character or appearance of the area.

9. The proposed single storey rear extension is considered to be acceptable as both neighbouring properties have single storey rear extensions of a similar scale, and therefore there would be no significant impact on neighbouring properties in terms of any loss of daylight or sunlight, and nor would there be an increase in overlooking, sense of enclosure or privacy as a result of the single storey rear extensions. The retention of the ground floor A1 use is considered to be acceptable.

10. The extension at first floor level is considered in this instance to be acceptable. The proposed extension is one storey lower than the existing building, and is generally in keeping with the Residential Extensions and Alterations SPD (Consultation Draft). The proposed extension covers just over half of the rear elevation of the building, which would minimise its impact on neighbouring properties in terms of any loss of daylight to windows serving habitable rooms, or any increase in a sense of enclosure or loss of outlook. 159 Blackstock Road has an existing large 3-storey extension to the rear which protrudes further from the building line, and as such the proposed extension to the rear of 157 would not cause any negative impact on the rear of that property. It is considered that the proposed extension would not cause any significant increase in overlooking or loss of privacy.

The acceptability of the proposed rear dormer roof extension and velux windows to the front roof slope.

11. The proposed rear roof extension is considered to be acceptable. Though a smaller, more sympathetic roof extension would be preferred, the proposed rear roof extension is similar in design to others existing on the street, and is in keeping with Council guidelines on rear roof extensions. The proposed roof extension is set in from the party walls of the property, is set above the ridge, and below the eaves of the roof. There would be no increase in overlooking or loss of privacy to neighbouring properties as a result of the proposed rear roof extension due to there being a small dormer extension with a similar sized window already in place on the roof slope.

12. It is considered that the two velux style windows to the front roof slope are acceptable in this instance, as they would not be prominent from street level.

Consideration of Objections

13. Objectors have raised concerns that the first floor rear extension would have a significant impact on light to the rear of neighbouring properties. The applicants have revised their proposals during the course of this application to reduce the first floor rear extension to half the width of the building, which would mitigate the objectors' fears. Due

to north-easterly orientation of the rear elevation of these properties it is considered that the proposed extension would have very little impact in terms of any potential loss of light to neighbouring properties.

14. The use of the upper storeys of the premises as a house of multiple occupancy has raised concerns from local residents regarding the density of accommodation of the property. Although it is considered that this could increase the number of potential occupants of the building, the existing self contained flat could have 3 or 4 double bedrooms depending on its internal configuration, and as such it is considered that the potential level of occupation is not dissimilar to the existing.

15. The objections relating to outlook and loss of view have been mitigated by the reduction in the width of the rear extension.

16. The objections relating to the design of the proposed extension have also been addressed in the revised scheme submitted by the applicant. The proposed extensions to the building would be constructed from brickwork to match the original property with windows to match those existing. It is considered that the proposed single storey extension and extension at first floor level are in keeping with the original property, and would not have a negative impact on the character or appearance of the structure, nor the surrounding area.

CONCLUSION

17. The applicants have addressed the issues raised in the reasons for refusal of the previous application at the site for a similar use, resulting in the current proposed development being considered acceptable. The conversion of the upper floors into a HMO, along with the external extensions and alterations are considered to be acceptable, and in line with Council policy.

RECOMMENDATION

That permission be GRANTED, subject to the following conditions:

- SCB1 – Commencement within three years**
- SCB0 – Development in accordance with plans**
- M1 – Materials to Match Existing**

REASONS FOR APPROVAL

The following policies are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements), HO14 (Houses in Multiple Occupation), HO12 (Conversions), HO3 (Other Sites for Housing), HO6 (Residential Use of Upper Floors Above Shop Units) of the Hackney Unitary Development Plan; and policy 4B.1 (Design Principles for a Compact City) of the London Plan 2004.

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements

Signed..... **Date**.....

Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION DIRECTORATE

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---------------------------------|---|--------------------------|
| 1. | Hackney UDP and the London Plan | Colin Leadbeater Planning Officer | 263 Mare Street, E8 3HT |
| 2. | Planning File: 2008/0560 | 020 8356 7931 | |