

# *Jan Oakes & Associates*

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Our Ref: 1351/IRO

Your Ref: 14/07170/FUL

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Planning Department  
London Borough of Barnet  
Building 4  
North London Business Park  
Oakleigh Road South  
London  
N11 1NP

Dear Sirs

**Re: Planning Statement for 17 Falkland Avenue, London N3 1QR**  
**Proposal - Conversion of property into 3 self contained flats involving single storey side and first floor rear extension.**

## **Existing Property**

The property was initially constructed as a 4 bedroom mid terraced house in a residential street laid out in the first decades of the 20<sup>th</sup> century running north off Ballards Lane. The property was originally laid out over two floors with a traditional slate roof supported on solid brick walls finished in painted render to the front but left as a brick finish to the rear. The property has a timber roof structure, timber first floor and part timber part concrete ground floor.

## **Property History**

The property has been in the control of the applicant since the mid 1980's. At the time of purchase the property was an HMO, was loosely arranged as two flats for a period and underwent major refurbishment in 2015 with the addition of a loft conversion, side and rear extensions in conjunction with the neighbouring property No.19. Over the period of his ownership the applicant has often considered converting the property however due to circumstances with tenants and finances the proposals have not previously been implemented. The current occupant of the property is a company let and the house is operated as supported living for vulnerable adults with 6 letting rooms sharing a communal cooking and living areas.

**Property History (cont.)**

The current occupant's contract is up for renewal and may not be renewed hence the client is considering the future layout of the property. Following consultation with local estate agents the feeling was that a large single family dwelling in this area is not very marketable without the benefit of off street parking and due to the properties location adjacent good transport links and busy high street the property would be more suitable arranged as flats.

**Planning History**

Application C14218/00, 29<sup>th</sup> August 2000

Conversion of five bed sits into single family dwelling house. Rear and Front dormer roof extensions.

Status – Refused.

Application C14218A/01, 30<sup>th</sup> Jan 2001

Conversion of house divided into five bedsits into two self contained one bedroom flats and one self contained two bedroom flat, including loft conversion incorporating rear and side facing dormer windows and two rooflights at front elevation.

Status – Refused.

Application C14218B/01, 19<sup>th</sup> April 2001

Rear dormer windows, two velux windows to front elevation and alterations to rear and side elevations.

Status – Withdrawn

Application C14218C/01, 19<sup>th</sup> April 2001

Conversion of house to three self-contained flats. Rear dormer window, two velux windows to front elevation and alterations to rear and side elevations.

Status – Approved with Conditions.

Application C14218D/01, 24<sup>th</sup> October 2001

Enlargement of roof space involving extensions to roof at rear. Conversion of house in multiple occupation to three self contained flats.

Status – Refused

Application F/02653/09, 24<sup>th</sup> July 2009

Extension to roof including rear dormer to facilitate a loft conversion. Single storey rear extension.

Status – Lawful development.

Application 14/07170/FUL, 27<sup>th</sup> November 2014

Conversion of property into 3 No. self contained flats involving single storey side extension and first floor rear extension

Status – Withdrawn

**Planning History (cont.)**

Application 15/01169/FUL, 24<sup>th</sup> Feb 2015

Joint application with No.19 for single storey side and rear extensions

Status – Approved with conditions

**Planning Considerations**

There are no proposed extensions or alterations to the external walls or windows of the property so no visible change is proposed. Barnet publish SPD residential design guidance for new development and conversion of properties. The application is for the conversion of the property into three self-contained flats and the proposed floor plans are substantially in accordance with the current published SPD.

Unfortunately due to the constraints of the site it is not possible to completely comply with all of the SPD points however the development seeks to comply with the majority. Key areas of compliance are as follows:-

The main front entrance door has been maintained and will be retained as the communal front door to all 3 flats. The overall front elevation has not been affected or altered by the proposed conversion proposals.

The floor areas of the proposed flats comply with the guidance in table 1.3 in that the flats are:-

42.5sqm top floor 1b1p studio

67.6sqm first floor 2b3p flat

81.3sqm ground floor 2b4p flat

The ground floor flat is the largest and has sole access to the rear garden which extends approximately 12m and provided 72sqm of outdoor amenity space aswell as a small courtyard of 4.6sqm.

There is no external amenity space for the upper flats as the property is mid terraced and any external staircase would be unsightly and overlook adjacent properties. Whilst access could be provided to the rear half of the garden by the walkway adjacent to No.15 Falkland Avenue this is considered impractical and would result in potential nuisance to the neighbours.

The conversion on a floor by floor basis allows for appropriate sound separation and stratification. Where possible similar rooms have been stacked on top of each other, especially bathrooms, however the ground floor layout has been designed to maximise the amenity space of the garden which requires the lounge to the rear and bedroom to the front. To minimise potential leakage issues the kitchen area at first floor has been sited over the common hallway to assist in drainage

Falkland Avenue has a large number of converted properties, is adjacent to a vibrant shopping area of Ballards Lane and has a high PTAL of 5. The road is within a CPZ and there is no scope for off street parking.

**Planning Considerations (cont)**

The use of the site as 3 flats leads to 5 bedroom and a potential occupancy of 8 which would be similar if the property was arranged as a single family dwelling. The potential number of occupants and hence parking pressures are therefore considered similar.

The site is not located in a flood risk Zone.

Whilst cycle parking could be provided the only suitable space would be the front hard standing area which will be needed for bin storage and would produce a lack of privacy to the ground floor bay windows.

**Summary**

Based on consideration of the published documents it is considered that the proposals would provide much needed additional residential units.

The proposals would not be detrimental to the street scene as the front elevation would be unaffected.

Any impact on the highway can be controlled by means of the CPZ and the use as one house or 3 flats has little potential impact on the parking provision.

The previous approval for 3 flats in April 2001 shows that the site is considered suitable for conversion and this application provides larger, better quality accommodation than the previously approved scheme.

Yours Sincerely

Ian Oakes  
Encs