

Planning Statement

Site: Rear ground and first floor of 728 High Road, London, N12 9QD

Proposal: Demolition of single storey building at the rear and demolition of first floor addition at the rear. Erection of a part single storey and first floor rear extensions. Alterations to the rear elevation facing Castle Mews. Change of use of rear ground and first floor Class A1 use (now Class E use) to two residential units and one office unit at ground floor level.

1.0 Application Site and Context

The application relates to the rear of the property at ground and first floor level.

The majority of the retail space at the front and middle of the property remains as retail space.

The retail unit has been vacant for approximately 12 months and was formerly a shoe shop (Clarkes).

The rear and first floor part of the retail use was used for storage incidental to the main retail use.

There is access to the rear of the site via Castle Mews.

The site is not located within a conservation area.

2.0 Relevant Planning History

Planning permission was granted 10th December 2021 (planning ref: 21/4197/FUL) for: *“Change of use of vacant shop to Class E(b) take away and restaurant. New shopfront. Installation of extraction duct to rear.”*

3.0 Proposal

Demolition of single storey building - building to be demolished is shown below.



Demolition of first floor addition at the rear and erection of first floor rear extension (on top of proposed ground floor extension). The extension to be removed is outlined in blue on the image below. The outline in yellow illustrates where the first-floor extension will be situated.



Erection of a part single storey and first floor rear extension at the rear to provide an office at ground floor level and a two-storey dwelling at the rear.

Alterations to the rear elevation facing Castle Mews to provide new windows and a door.

Change of use of rear ground and first floor Class A1 use (now Class E use) to two residential units and one office unit at ground floor level.

The proposed two storey dwelling would be accessed from the rear (Castle Mews). The proposed first floor studio would use existing access from the High Road at the front.

Refuse and recycling will be stored in the internal courtyard area for the office and residential units and will be privately collected.

Secure storage for 4 cycles will be provided (2 for each dwelling). Cycle storage will be provided for the two-storey dwelling internally and will be provided in the courtyard area for the studio dwelling at first floor level.

The office would be provided 27sqm of floor space and be accessed from the rear via Castle Mews.

The first-floor studio will be dual aspect and provide 37sqm of floor space

The two storey 2-bedroom dwelling at the rear fronting Castle Mews will provide 80sqm of floor space.

4.0 Planning Assessment

The main issues for consideration in this case are:

- The impact the proposal would have on the character and appearance of the area
- Impact on neighbouring residential amenity
- The standard of residential accommodation provided and amenities of future occupiers of the proposed units
- Loss of retail space
- Provision of an office unit
- Highways and parking matters
- Refuse and recycling
- Sustainability and accessibility

5.0 The impact the proposal would have on the character and appearance of the area

The single storey building to be demolished is in a dilapidated state and contributes negatively to the character and appearance of the building and the locality.

The proposed extensions cannot be seen from public vantage points and there would only be limited views of the extensions from neighbouring upper floor rear windows.

The character and appearance at the rear in the locality is mixed with no prevailing design form that needs to be protected.

The proposed extensions would contribute positively to the character and appearance of the locality. At worst the proposed extensions would not cause demonstrable harm to the character and appearance of the building or the locality.

The proposed alterations to the rear elevation facing Castle Mews to provide new windows and a door would improve the character and appearance of the building as seen from Castle Mews.

6.0 Impact on neighbouring residential amenity

The proposed extensions would not cause any loss of outlook or loss of light to neighbouring habitable room windows.

7.0 The standard of residential accommodation provided and amenities of future occupiers of the proposed units.

The proposed dwellings meet minimum space standards for new development.

The proposed studio at first floor level is dual aspect.

The proposed two storey dwelling at the rear is single aspect east facing. The ground floor would be provided with large windows to compensate for being single aspect.

The rear elevation at first floor level of the two-storey dwelling will have obscure glazing and fixed shut windows, to protect from overlooking between the two proposed dwellings.

The proposed dwellings will not be provided external amenity space because it is not practicable to provide. Planning policy allows for flexibility in such circumstances, especially when new dwellings are within town centre locations (like this site).

8.0 Loss of retail space

The retail space (Class E) to be lost is not needed to ensure the functionality and viability of the remaining Class E space. This is demonstrated by the planning permission granted in December 2021 for a restaurant and takeaway operation, which does not include the space that forms part of this application.

9.0 Provision of an office unit

The site is within a town centre which promotes the provision of office use. Also, planning permission is not required to change retail use into an office use because they are both with the Class E use category.

10.0 Highway and parking matters

No car parking spaces are proposed.

Secure storage for 4 cycles will be provided (2 for each dwelling).

11.0 Refuse and Recycling Storage

Refuse and recycling bins will be stored in the proposed courtyard area and will be privately collected.

12.0 Sustainability and accessibility

Refer to Sustainability Statement.

13.0 Other material planning considerations

The provision of two dwellings in a sustainable location is a significant material consideration.

