LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 16/03/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0221 **Ward:** West Green

Date received: 23/01/2015

Last amended date: n/a

Drawing number of plans: 126A03; 126A04

Address: 266-270 Langham Road N15 3NP

Proposal: Extension of front canopy along frontage.

Applicant: Mr Mustafa Erdogan

Ownership: Private

Site Visit Date: 18/03/2015

Officer contact: Adam Flynn

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions
1) Development begun no later than three years from date of decision
2) In accordance with approved plans

Informatives
1) Land ownership
2) Shopfronts

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the extension of front canopy along frontage.

3.2 Site and Surroundings

The site comprises three single storey retail units located on the northern side of Langham Road. The site is within a small shopping parade which is an off-shoot of the main Wood Green/Turnpike Lane retail area. Number 266 and 268 have existing canopies, and a canopy is found at the front of 272 Langham Road.

3.3 Relevant Planning and Enforcement history

HGY/2014/2106 – Refused 24-11-14 – 266-270 Langham Road London
Extension of front canopy along frontage

HGY/1995/0926 – Granted 19-09-95 – 266 Langham Road London
Change of use from mini-cab office to A3 (food and drink).

HGY/1995/0925 – Refused 14-11-95 – 266 Langham Road London
Erection of two/three storey, four bedroomed terraced house with three off-street car parking spaces.

HGY/1990/0412 – Refused 28-08-90 - 266 Langham Road London
Renewal of planning permission for use of premises as a mini cab office.

OLD/1989/0768 – Granted 28-03-89 – 266 Langham Road
Use of part of existing shop as a Radio controlled mini-cab office.

OLD/1989/0767 – Granted 28-03-89 – 266 Langham Road
Display of internally illuminated projecting box sign.

OLD/1989/0766 – Granted 14-04-89 – 266 Langham Road
Replacement shop windows/front to replace dilapidated existing windows/door

OLD/1989/0765 – Granted 21-03-89 – 266 Langham Road
Use as a mini-cab office.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application and the following responses were received :

Internal:
1) LBH Transportation
No comments received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 6 letters.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1
Objecting: 1
Supporting: 0

5.3 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Design and appearance
- Visual clutter
- Detract from shop front

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the conservation area

London Plan policies 7.4 and 7.6 requires planning decisions to have regard to local character and for development to comprise details and materials that complement, but not necessarily replicate the local architectural character. Policy SP11 of the Local Plan requires development to create places and buildings that are of high quality, attractive and sustainable. Also policies UD3 and SP11 require that development proposals complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

The previous application on the site was refused as solid roller shutters were proposed around the outside of the canopy, and these were considered to impact on the character of the area.

The current proposal does not have any roller shutters, and as such is considered to address this reason for refusal. The open nature of the canopy would maintain the character of the street scene.

In addition, the new canopy would replace two existing, poor quality, canopies, and provide a cohesive canopy to the front of the three properties.

6.2 Impact on the amenity of adjoining occupiers

Policy 7.6 of the London Plan and Policy UD3 of the Haringey Local Plan require development proposals to have no unacceptable harm on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

Given the location of the works to the front of the premises, there would be no impact on amenity in compliance with the above policies.

6.3 Conclusions

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for Haringey's CIL charge or the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0221

Applicant's drawing No.(s) 126A03; 126A04

Subject to the following condition(s)

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 accordance with the following approved plans and specifications: 126A03; 126A04

Reason: In order to avoid doubt and in the interests of good planning.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: A separate application will be required for any other works to the front of the units, including the installation of a new shopfront, the installation of roller shutters, or the display of any illuminated signs.