LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 17/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1590 **Ward:** Tottenham Green

Date received: 28/05/2015

Last amended date: N/a

Drawing number of plans: 15.047.01 to 15.047.06 inclusive

Address: 105 West Green Road N15 5DE

Proposal: Insertion of new window to existing rear extension

Applicant: Mr Yusuf Morgun

Ownership: Private

Officer contact: Samuel Uff

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the installation of a timber framed rear window into a single storey rear extension to the ground floor retail unit. The rear extension would remain in use as a stroreroom. The application description referred to “alteration of roof” but no details of this alteration are shown, and this is not considered in this application.

3.2 Site and Surroundings

The site is a ground floor retail premises within a terraced building. The building is part of a parade of shops on West green Road. The relevant part of the site is a storage area to the rear of no.103, which is under the ownership of no.105. The site is in the Clyde Circus Conservation Area.

3.3 Relevant Planning and Enforcement history

HGY/1989/0053 GTD 18-08-89 Erection of single storey rear extension for storage purposes
HGY/1989/0578 GTD 15-02-90 Erection of rear extension at first floor level to incorporate a new bathroom

HGY/1997/0090 GTD 25-02-97 Change of use of existing shop to take-away and restaurant, including internal alterations and erection of extract flue on rear elevation.
OLD/1955/0755 GTD 06-04-55 Erection & use of a store building for radio parts.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:
1) LBH Conservation Officer
No response.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 12 letters sent to neighbouring occupiers.

5.2 The following local groups/societies made representations:

- Tottenham CAAC – no comments received

6 MATERIAL PLANNING CONSIDERATIONS

6.1 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
3. The use of the site

6.2 Character and appearance of the conservation area

Section 69 of the *Planning (Listed Building and Conservation Areas) Act 1990* states that local planning authorities have a duty to determine which part of their area have , " special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and designate them as Conservation Areas. Section 72 of the act requires that planning authorities pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.

The National Planning Policy Framework (2012) states that the local planning authority should take into account the desirability of sustaining and enhancing the significance of heritage assets and in assessing planning applications consider the impact of the proposed development on the significance of the designated heritage asset attaching great weight to the it's conservation. London Plan (2011) Policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy SP12 (2013) seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. Saved UDP Policy CSV5 (saved, 2013), 'alterations and extension in conservation areas' states that the Council will require that alterations or extensions to buildings in Conservation Areas preserve or enhance the character of the Conservation Area.

Policy SP11 of the Local Plan states that all new development should enhance and enrich Haringey's built environment and be of the highest standard of design.

The storage area itself appears to have been approved in a 1989 permission. The proposed alteration to the site would involve the addition of a timber framed window in the rear elevation of the building. This elevation is not visible from the public footway and is considered to have minimal impact on the appearance of the building or surrounding conservation area.

6.3 Impact on the amenity of adjoining occupiers

The impact of the extension to the rear and would look onto a small area of land bounded by a fence, with a car park beyond. As such this is not considered to cause any additional overlooking.

6.4 Use of the site

There is no reasoning for the requirement of this window. It is noted that the storage area is only accessed via the main retail use and as such could not be used as a self-contained accommodation. A condition, stating that the use shall be ancillary to the retail use, is recommended.

6.5 Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused 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 100 sq.m. and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1590

Applicant's drawing No.(s) 15.047.01 to 15.047.06 inclusive

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:
15.047.02 & 15.047.03

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

3. The store room relevant to this application shall not be occupied at any time other than for purposes ancillary to the retail use of the associated unit and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply with Haringey Unitary Development Plan 2006 Saved Policy UD3 General Principles, London Plan 2011 Policy 3.5 and Haringey Local Plan 2013 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

4. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

No roof alterations are shown on plan. If the applicant wishes to make roof alterations they are advised to contact the planning department to discuss any proposed roof alterations.