LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0553 **Ward:** Fortis Green

Date received: 22/02/2016

Drawing number of plans: CEN-01-PL01A

Address: 462 Muswell Hill Broadway N10 1BS

Proposal: Additional extension to existing extension up to the rear boundary

Applicant: Mr Ayhan Turan

Ownership: Private

Site Visit Date: 15/03/2016

Officer contact: Aaron Lau

1. 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
3. Materials to match existing

Informatives:

1. Working with the applicant
2. Hours of construction

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for Additional extension to existing extension up to the rear boundary

Site and Surroundings

2.2 The application site is located on Muswell Hill Broadway and backs onto Muswell Mews. The site falls within Muswell Hill Conservation Area and forms part of a row of shop with primary retail frontage. Muswell Hill is identified as a District Centre in the

adopted local plan and as a centre it provides a broad retail mix and diverse range of facilities. Muswell Hill.

2.3 The site forms part of a row of terraced properties that comprise of three-storeys and that have a commercial use on the ground floor and residential above.

Relevant Planning and Enforcement history

- HGY/2006/0792 - Installation of new shopfront. – approved 14/06/2006

- OLD/1989/0912 - Continued use as restaurant installation of new shop front erection of s/s rear extension and replacement of extractor duct at rear. – approved 09/05/1989

- OLD/1978/0723 - Erection of side extension for "Service Counter" for existing restaurant. – approved 03/03/1978

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- Muswell Hill/Fortis Green/Rookfield CAAC
- LBH Conservation Officer
- Muswell Hill & Fortis Green Residents Assoc
- Muswell Hill Broadway Residents Association

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 10 letters. 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: 0
Objecting: 0
Supporting: 0

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations 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

6.1.1 The site falls within Muswell Hill Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF,

SPG2 ‘Conservation and archaeology’, saved UDP Policies UD3 and CSV5, draft DM Policy DM9, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.1.2 SPG1a ‘Design guidance’ in accordance with the expectations of the NPPF, saved UDP Policy UD3, draft DM Policy DM1, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

6.1.3 The proposal is for the extension to the existing single-storey outrigger along the boundary in order to create an enlarged storage area in the rear service yard of the application site. The single-storey, flat roofed enclosure will be broadly rectangular in shape and measure some 2m in length, between 2.45m in depth and 3m in height.

6.1.4 The Council takes the view that the proposed ground floor development is proportionate and sensitively designed to the host building so as to appear sub-ordinate, and without detracting from the visual coherence of the property or the rear streetscape. The proposal is therefore considered an appropriate development within this commercial setting of the terrace, and would maintain the visual amenity and character of the conservation area and be in accordance to the NPPF, saved SPG1a ‘Design guidance’. UDP Policies UD3 and CSV5, draft DM Policies DM1 and DM9, London Plan Policies 7.4, 7.6 and 7.8, Local Plan Policies SP11 and SP12.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.2.2 No representations have been received following local consultation.

6.2.3 The new development will be contained within the existing rear service yard and the ground floor uses of the adjoining properties at Nos. 460 and 464 Muswell Hill Broadway are non-residential. As such, the proposal will not give rise to any new material amenity loss to neighbouring residential properties in accordance to saved UDP Policy UD3 and London Plan Policy 7.6.

6.3 Conclusions

6.3.1 The proposed development is acceptable in principle as it would not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and has been sensitively designed to maintain the character and visual amenity of the conservation area.

6.3.2 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 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0553

Applicant's drawing No.(s) CEN-01-PL01A

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:

   CEN-01-PL01A

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

3. 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 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.