LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 08/02/2016

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3724 **Ward:** Crouch End

Date received: 16/12/2015

Drawing number of plans: 001; 002; 003; 004 (Facade); 004 (Signage); 005; 006; 007; Site Location Plan

Address: 1 Park Road N8 8TE

Proposal: Installation of new shopfront

Applicant: Mr Peter Dyer Here Cafe

Ownership: Private

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the installation of a new shopfront.

3.2 Site and Surroundings

The subject building is a mid-terrace, three-storey building located on the southern side of Park Road. The ground floor is in restaurant (A3) use, with the upper levels appearing as residential use. The property is located with the Crouch End Conservation Area.

3.3 Relevant Planning and Enforcement history

No relevant history.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

1) LBH Transportation – No comment received
2) LBH Conservation – No comment received

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 60 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: 2
Objecting: 1
Supporting: 1

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:

- Helping to bring back into use a disused property

5.4 The following issues raised are not material planning considerations:

- Illuminated signage *(Response: dealt with in the application for advertisement consent)*

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
3. Accessibility

6.1 Character and appearance of the 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, London Plan Policy 7.8, Local Plan Policies SP11 and SP12 and Policy DM9 of the Pre-Submission Version of the Development Management DPD January 2016.

NPPF (2012) chapter 7 'Requiring good design', London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11, Saved UDP Policy UD3, and Policies DM1 and DM8 of the Pre-Submission Version of the Development Management DPD January 2016 reinforce this approach.

The proposed changes are to the principal elevation on Priory Road, and would restore the front of the premises to a more traditional shop front appearance. As such it would improve the proportions of the existing shopfront and would improve the appearance of the property within the street scene. It would also reinstate a new shop front to a premises that has been vacant and run down for some time. The proposal is therefore acceptable.

6.2 Impact on the amenity of adjoining occupiers

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6, and Policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016.

The proposed shopfront alterations will be located to the front of the premises of the ground floor commercial unit. The proposal will not alter the bulk or massing of the existing building, therefore, the proposal is not considered to result in any loss of residential amenity in terms of daylight/sunlight and outlook issues to occupiers of the upper floor units or neighbouring properties.

6.3 Accessibility

London Plan Policy 7.2 and Local Plan Policy SP11 require new development proposals to provide satisfactory access for disabled people and the wider community. SPG6a 'Shopfronts, Signage and Security', "require that shop entrances are designed to allow easy and safe access for all members of the community".

Level access to the retail unit will be provided from the footpath for ease of entry for wheelchair users and those with mobility difficulties in meeting the above policy framework.

6.4 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 the Major's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/3724

Applicant's drawing No.(s) 001; 002; 003; 004 (Facade); 004 (Signage); 005; 006; 007; Site Location Plan

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: 001; 002; 003; 004 (Facade); 004 (Signage); 005; 006; 007; Site Location Plan

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