LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0561 **Ward:** Muswell Hill

Date received: 23/02/2016

Drawing number of plans: 11428 Sheet 1

Address: 175 Priory Road N8 8NB

Proposal: Installation of roller shutter

Applicant: Mr Bereket Tesfaye

Ownership: Private

Site Visit Date:

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

Reasons for Refusal:

1) Design

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for Installation of roller shutter

Site and Surroundings

2.1 The application site is rectangular in shape and comprises a ground floor commercial A1 unit located on the southern side of Priory Road. The nature of the surrounding properties is mixed is character consisting of ground floor commercial units with residential use above.

2.2 The site does not fall within a conservation area.

Relevant Planning and Enforcement history

- HGY/1990/1528 - Change of use of ground floor shop (A1) to letting agency (A2).- refused 13/05/1991

- OLD/1978/1162 - Demolition of existing timber and corrugated iron garage and erection of new brick garage. – approved 07/08/1978

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Transportation

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 31 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: 1
Objecting: 1
Supporting: 0

5.1 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:

- Impact on the existing shopfront

6 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 area

6.1 Design and appearance

6.1.1 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

6.1.2 Supplementary Planning Guidance 6a 'Shopfronts, Signage and Security', states that,

The use of external open mesh roller grilles should only be considered in exceptional circumstances and where no alternatives are possible.

6.1.3 Likewise, draft DM Policy DM8 'Shopfronts, Signs and On-Street Dining', requires security shutters to be open mesh and, wherever possible, be located internally.

6.1.4 A local resident has objected to the proposal on the grounds that it would be harmful to the appearance of the shopfront.

6.1.5 The application site does not fall within a conservation area but the existing shopfront is attractive and exhibit many shopfront features such as recessed entrance, timber fascia board, stall risers, corbels, pilasters, etc.

6.1.6 The proposal is for the installation of an external and perforated metal shutter in order to provide better security of the commercial unit following a number of 'break ins' on the site. There are other external security shutters in the street but these do not have the benefit of planning permission and no evidence has been provided to confirm that the Local Planning Authority have ever granted consent for these individual sites.

6.1.7 The design shows a typical box shutter which would jut out beyond the fascia board and glazed panels as shown in the photo examples provided. The perforated roller shutter is supported by Officers, however the general installation of an external roller shutter would seriously detract from the attractiveness of the shopfront, and it is anticipated that such a box cannot be easily adapted behind the existing fascia board to render it more acceptable. In addition, the principle of installing an external roller shutter would be contrary to the draft DM Policy DM8 and SPG 6a 'Shopfronts, Signage and Security', which among other aims seek to encourage internal security shutters in order to maintain the visual appearance and character of the shopfront and the street in general. The principal of installing external roller shutters on the site is therefore unacceptable in this regard.

6.2 Conclusions

- The proposed external roller shutters would detract from the architectural appearance of the shopfront frontage of which the premises form part and would adversely affect the visual amenity of the locality, and is therefore contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and Policies 7.4 and 7.6 of the London Plan 2015 (FALP), draft DM Policy DM8 Pre-Submission Version January 2016 and Haringey SPG 6a 'Shopfronts, Signage and Security'.

- 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

There is no increase in internal floor area which would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2016/0561

Applicant's drawing No.(s) 11428 Sheet 1

For the following reason(s)

The proposed external roller shutters would detract from the architectural appearance of the shopfront frontage of which the premises form part and would adversely affect the visual amenity of the locality, and is therefore contrary to Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and Policies 7.4 and 7.6 of the London Plan 2015 (FALP), draft DM Policy DM8 Pre-Submission Version January 2016 and Haringey SPG 6a 'Shopfronts, Signage and Security'.