LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1004 **Ward:** Stroud Green

Date received: 29/03/2016

Drawing number of plans: 3516/01/A, 3516/02, 3516/03, 3516/04, 3516/07, 3516/10

Address: 106 Stroud Green Road N4 3EN

Proposal: Shopfront alterations including addition of glazing to openings

Applicant: Nandos Chickenland Ltd

Ownership: Private

Site Visit Date: 04/05/2016

Officer contact: Tobias Finlayson

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) Hours of construction
2) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is a planning application for shopfront alterations including addition of glazing to openings.

3.2 Site and surroundings

The application relates to the ground floor premise of a building currently occupied by a Nandos restaurant and located on the corner of Stroud Green Road and Upper Tollington Park. This area is predominantly developed with commercial and residential uses. The site is neither listed nor within a conservation area.

3.3 Relevant planning history

Various applications for shop front alterations and associated signage.

4. CONSULTATION RESPONSE

The following were consulted regarding the application:

External:

- London Borough of Islington: No response

Internal:

- LBH Transportation: No objection

5. LOCAL REPRESENTATIONS

The application was published by way of 9 letters to neighbouring properties and no responses were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the development are:

1. The impact on the character and appearance of the building and the surrounding area; and
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the building and surrounding area

NPPF 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 policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016 reinforce this approach.

The proposals include the provision of glazing to the perimeter walls of the existing outdoor terrace style seating area. The use of clear windows will not clutter the frontage and enables the building to retain a similar look and feel to the current open frontage. The position of the existing shopfront does not change and continues to mirror the building line of the surrounding shops. Furthermore, the proposals include concrete stall risers, copper cladding and a glazed frontage, which will create a coherent and high quality appearance consistent with the area.

Given the above, the proposed development will not harm the character and appearance of the building or surrounding area and is in accordance with the above policies.

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 policy UD3, London Plan policy 7.6 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016.

No additional bulk or openings are proposed rather the shopfront openings are being in-filled with class for customers comfort. Therefore, if anything, a reduction in potential nose spillage will result from the proposed development.

Given the above, the proposed development will not unduly harm the residential amenities currently enjoyed by the occupants of neighbouring properties and is in accordance with the above policies.

6.3 Conclusions

The development is acceptable as it will not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and will not harm the character and appearance of the building or surrounding area.

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 does not exceed 100sqm and therefore the development is not liable for either the mayoral or local CIL charge.

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2016/1004

Applicant's drawing No.(s) 3516/01/A, 3516/02, 3516/03, 3516/04, 3516/07, 3516/10

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 approved plans comprise drawing numbers:

3516/01/A, 3516/02, 3516/03, 3516/04, 3516/07, 3516/10

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.