LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1576 **Ward:** Muswell Hill

Date received: 16/05/2016

Drawing number of plans: Muswell Hill-0287-SP-DR, Muswell Hill-0287-EX-PL, Muswell Hill-0287-GF-EX, Muswell Hill-0287-GF-AP

Address: 105-111 Muswell Hill Broadway N10 3RS

Proposal: Relocation of 1x existing external ATM

Applicant: Mr Stephen Robbins Santander

Ownership: Private

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

Informative:
1) Only for works requiring planning permission and not advertisement consent

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is a planning application for relocation of 1x existing external ATM

3.2 Site and surroundings

The application relates to the ground floor premise (a bank) of a 3 storey mixed use property located on the northwestern side of the Muswell Hill Broadway Shopping Frontage. Most properties in the surrounding location are in commercial use on the ground floor with office/residential on upper floors. The site is within the Muswell Hill Conservation Area.

3.3 Relevant planning history

Pending (associated with current application): Advertisement consent (ref: HGY/2016/1577) for display of 2 x internal 46" (Portrait) TV's in shroud within the banking hall and red vinyl applied internally to sections of the shopfront associated with current application.

Various previous applications for shop front alterations and associated signage.

4. CONSULTATION RESPONSE

The following were consulted regarding the application:

Internal:

- LBH Transportation: No objection
- LBH Conservation Officer: No response

5. LOCAL REPRESENTATIONS

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

The following local groups/societies made representations:

- Muswell Hill/Fortis Green/Rookfield CAAC: Objects to the application. However, it is noted that the context of the submission relates to the advertisement consent application (ref: HGY/2016/1577).

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the development are:

1. The impact of the proposed development on the character and appearance of the conservation area; and
2. The impact of the proposed development on the amenity of adjoining occupiers

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 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 proposed development will result in the relocation of an existing ATM within the bank shopfront and no additional ATMs are proposed to be installed. When considered in this context, not proposal will not harm the character and appearance of the conservation 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.
The objection of the CAAC is note. However, it does not specifically object to the relocation of the existing ATM rather the associated internal alterations, being the installation of internal digital displays and the installation of the internal red vinyl displays. These aspects of the proposal do not require planning permission and are rather considered under the associated advertisement consent application (ref: HGY/2016/1577).

The proposed development is for the relocation of an existing ATM within the existing bank shopfront and will not result in any additional bulk of extension that would unduly harm the residential amenities currently enjoyed by the occupants of neighboring properties. Therefore, the proposed development is in accordance with the above policies.

6.3 Conclusions

The development is acceptable as it does not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and does not harm the character and appearance of the conservation 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/2016/1576

Applicant's drawing No.(s) Muswell Hill-0287-SP-DR, Muswell Hill-0287-EX-PL, Muswell Hill-0287-GF-EX, Muswell Hill-0287-GF-AP

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:

Muswell Hill-0287-SP-DR, Muswell Hill-0287-EX-PL, Muswell Hill-0287-GF-EX, Muswell Hill-0287-GF-AP

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:
Planning permission is only granted for the external alterations involving the relocation of the existing ATM machine and does not include those associated internal works which require advertisement consent being the instllation and display of the ditigal media displays and red vinyl application.