

Officer's Report

Application Number	HGY/2022/3985
Type	Full planning permission
Location	509-511 Shop, Green Lanes, Hornsey, London, N4 1AN
Proposal	Change of business from an E (a) post office to E (b) Café Shop including alteration to the shopfront, the installation of a retractable awning and installation of a high level ducting system at the rear.
Case Officer	Mercy Oruwari
Valid Date	02/11/2022
Applicant	MR Onur Bozoglu
Agent	- Kara

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

2.1 Two representations were received in response to notification and publicity of the application.

Transportation Team:

- No objections

Conservation Team:

- No objections

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is commercial ground floor unit (formerly the Post Office) spread over 509 and 511 located within the primary shopping frontage of Green Lanes. The entrance to the site is via a door located on the corner of No 509 (Warham Road/Green Lanes). The area is characterised by commercial units on the ground floor and residential on the upper floors. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

3.2 The planning history of the site has been taken into account when coming to this decision:

509 Green lanes

- HGY/2022/1846 -Conversion of existing first floor from retail backroom into a two bedroom flat and formation of a new external access. Grant Permission
- HGY/2014/0945 - Installation of ATM Grant permission
- HGY/2004/0241 - Post Office Counters Ltd, Harringay Post Office 509 Green Lanes London N4 1AW London Installation of PVCY double glazed windows to replace existing. Grant permission
- HGY/1997/0720 - Outside 509 Green Lanes London N8 London Alterations to the appearance of existing telephone kiosks Grant permission
- HGY/1992/0774 - London Erection of new fascia and projecting box sign. Grant permission
- OLD/1982/0475 - 509-511 Alterations to existing post office (509) incorporating retail shop (511) as an enlarged post office. Grant permission
- OLD/1982/0474 - 509-511 Erection of 3 portakabins linked together to form temporary police accommodaton for a maximum period fo 18 months. Grant permission

- OLD/1970/0333 - Alteration and improve to existing branch post office. Grant permission

511 Green Lanes

- HGY/2022/1677 - Conversion of existing two storey flat into a single storey one bedroom flat and a single storey 2 bedroom flat with a new entrance on Green Lanes, removal of existing derelict post boxes, and new windows to the rear. Grant permission
- OLD/1961/0273 - Erection & display of illuminated fascia sign. Grant permission
- OLD/1958/0162 - Alteration of access to upper flats. Grant permission
- OLD/1956/0456 - Extension to existing workshop (manufacture. of metal name plates). Refused
- OLD/1956/0230 - Reconstruction of existing workshop and office. Grant permission

509-511 Green Lanes

- HGY/2022/4280 - Advertisement consent for the installation of 3x non-illuminated fascia signs and 1x internally illuminated projecting sign in relation to application HGY/2022/3985 (alteration to the shopfront). Granted

3.3 The proposed shopfront alteration will include the replacement of the large single pane side and 2x front windows with aluminium coated framed bi-folding windows. The wording of the new signage will be in cream with a dark fascia background (RAL (7021)). The shopfront will be fully painted in the same colour to match the fascia along with the existing shopfront door located on the corner of the building (Warham Road/Green Lanes). The final addition to the new shopfront will be the installation of 3x retractable awnings/canopies over the door, the side window and over the 2x windows facing Green Lanes. The internal layout will not be greatly altered apart from some minor changes as the 2 properties are already amalgamated.

3.4 The proposed alterations to the frontage are acceptable with regards to character and design considerations. Design and proportions of the new shop front is considered to be acceptable given the variety of shop front designs in the immediate area. The proposed shop frontage along with the retractable canopies is consistent with the surrounding environment and not considered to be visually obtrusive due to its simple and uncluttered design. The proposal is considered to be in keeping with the pattern of development in the area. It would represent an improvement/enhancement to the character and appearance of the host property as well as for this row of retail units on Green Lanes.

3.5 The proposal also includes the installation of an extractor fan in connection to the use of the premises as a restaurant/café (Class E). The location of the pipe would be at the rear of No 509 between the windows and would terminate above the second floor roof level. The location of the pipe means it will not block the sightline of any of the windows at the rear.

3.6 The duct would not be excessive in scale and would not be excessively prominent to detract from the visual amenities of the wider locality, taking into consideration that there are a number of extract ventilation ducts affixed to the rear of other properties within the area. The proposal is therefore acceptable with regards to design and character considerations.

3.7 For the residential units located on the upper floor of the building the proposed duct would run in between the windows from the rear single storey extension project flat roof above the second floor. The duct is set considerably above the roof, which is some distance away from the windows and the ceiling of the second floor, in order to mitigate any noise or odour disturbances with the installation of equipment and maintenance.

3.8 The nearest affected noise sensitive properties would be the residential units above the commercial unit at No 509. The closest noise sensitive receiver to the installation location of the plant is the window and ceiling of the top floor unit. The window is located approximately 2 metres below the proposed extraction outlet whilst the ceiling is 1 metre below where it terminates.

3.9 The LPA are satisfied that sufficient information has been provided and therefore the proposal for the installation of this plant would be acceptable. A condition will be put in place to ensure that a desired rating level is met during the day and night at the most noise sensitive receptors.

3.10 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

3.11 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Any extract ventilation fan shall be installed, together with any associated ducting, so as to prevent the transmission of noise and vibration into any neighbouring premises. The noise level from any plant together with any associated ducting, shall be 10 dB(A) or lower below the measured background noise level at 1 metre from the façade of the nearest noise sensitive premises. The method of assessment should be carried in accordance with BS4142:2014 'Rating industrial noise affecting mixed residential and industrial areas'.

Should the predicted levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved by the local planning authority for consideration.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

- 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.

- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.