

Officer's Report

Application Number	HGY/2022/4291
Type	Full planning permission
Location	105 West Green Road, Tottenham, London, N15 5DE
Proposal	The installation of ATM and associated signage (there is an accompanying advert consent for this site - HGY/2023/0023)
Case Officer	Zara Seelig
Valid Date	01/12/2022
Applicant	N/A
Agent	Ms Natalie Gaunt

RECOMMENDATION

Approve with Conditions

Site Description

The site is a two storey semi detached building consisting of a retail unit at ground floor and residential use above located on the southern side of West Green Road. The proposal is located within the Clyde Circus Conservation Area, it is not within the curtilage of a listed building.

Description of Development

The installation of ATM and associated signage (there is an accompanying advert consent for this site - HGY/2023/0023)

Relevant Planning and Enforcement History

HGY/2023/0023 – Advert consent application for installation of ATM and associated signage. – current application accompanying this application

Consultation Response

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: Consulted – Objection:

The built heritage officer has raised concerns summarised “Whilst it is accepted that the existing shopfront has undergone insensitive alterations and makes a neutral contribution to the street scene, the proposed ATM would further erode the traditional character of the Victorian streetscape and wider Sub Area, failing to preserve special interest of the Clyde Circus Conservation Area, contrary to Paragraph 206 of the NPPF. The proposals, therefore, would lead to less than substantial harm to the heritage asset, making Paragraph 202 of the NPPF relevant. Furthermore, no clear and convincing justification for that harm has been provided, contrary to Paragraph 200 of the NPPF.”

External: None

Local Representations

The application has been publicised by way of a site notice and 19 neighbour consultation letters with no representations received.

Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area; and

Design and Appearance and Impact on the Character and Appearance of the Conservation Area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The site is located within an established shop frontage and the proposed works are in keeping with the character of the locality. There is another example of an ATM within the shop frontage located opposite.

In terms of the proposals impact on the Conservation Area, whilst the built heritage officers comments are acknowledged, it is considered that an ATM within a modern shopfront would not have any greater impact than the existing situation. Should the shopfront be removed, the ATM could be removed and have no impact. The 2 illuminated signs proposed are modest. The proposal, due to the minor illumination and the modest change in overall appearance over the existing situation and in the broader sense of the conservation area it is considered that the majority of shopfront have been altered and as such the minor alterations of this addition would be considered limited in relation to the harm. The proposal would be considered acceptable in terms of impact on the conservation area.

Conclusion

The proposal is considered acceptable in terms of design, impact on the character and appearance of the conservation area and impact on neighbouring amenity and does comply with relevant planning policy.

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.

Recommendation

Grant Permission with 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.

Informatives:

- INFORMATIVE: Land Ownership

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

- 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.