

Officer's Report

Application Number	HGY/2022/4549
Type	Full planning permission
Location	4 Salisbury Promenade, Green Lanes, Hornsey, London, N8 0RX
Proposal	Erection of single storey front extension and installation of internally illuminated fascia sign.
Case Officer	James Mead
Valid Date	27/12/2022
Applicant	Mr. Saban Cevik
Agent	ADA GROUP

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- LBH Transportation: No objections.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PLANNING PERMISSION

4.1 The application site is occupied by a two storey, terraced building, which appears to be in retail and commercial use. This building sits on the eastern side of Green Lanes (A105), in a line of retail/commercial premises. The site is situated within the Green Lanes District Town Centre and the setting is typical of such an area, being made up of a mixture of retail, commercial, community and residential uses.

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

- HGY/2023/0165: Advertisement consent for the installation of internally illuminated fascia sign. Under Consideration.
- HGY/1999/0995: Erection of canopy to front of shop. Refused.

4.3 This application seeks planning permission for the erection of a single storey front extension. A new fascia sign would be incorporated into the proposed front extension.

Design & Appearance

4.4 The existing building incorporates a single storey canopy to the front. It is intended to remove this canopy and then erect a single storey front extension. Having regard to the size of the existing building, it is considered that the height and the depth of the extension would be comparably modest. Therefore, the extension would not appear as a bulky addition and would remain subservient. It is noted that the extension would project forward of the building line of some of the

buildings along this stretch of Green Lanes. However, the extension would not sit forward of the building line of the neighbouring building to the north. Given this, it is considered that the proposed extension would appropriately respect the adjacent building line and would not appear unduly dominant in the street scene. The mono-pitched, sloping form of the extension would not be intrusive in appearance, and as such is acceptable. The extension would be constructed in aluminium, with glazing incorporated. Such materials are present on buildings along Green Lanes. Therefore, these materials would suitably reflect the setting.

4.5 The lettering and the overall dimensions of the sign would be limited, and as such this advert would not appear as an unduly bulky addition to the building. The use of simple grey and white colours for the signage is appropriate, with the advert not appearing alien or incongruous in this retail/commercial setting. Metal materials would be utilised and given the variety of signage types in the area, there is no objection to this. The internal illumination incorporated would not be of such a high level of luminance to result in the sign appearing dominant or intrusive.

4.6 The proposed front extension and signage would be of acceptable design. The character and appearance of the host building, the street scene and the wider locality would not be unduly harmed.

Neighbour Amenity

4.7 The front extension would not be in such proximity to residential properties to cause undue harm to living conditions. The illumination incorporated into the new signage would not be at such a high level to cause nuisance to any nearby dwellings. The proposals, by their nature, would not adversely impact the operation of any neighbouring commercial premises.

Transport

4.8 The proposed front extension would not project onto the adjacent footway, as it would sit within the red line site boundary. Therefore, an obstruction to pedestrians using the footway would not arise. The illumination incorporated to the signage would not be of such a high level that it would distract those using adjacent roads. The proposal is acceptable from a transport perspective and would not compromise pedestrian or highway safety.

Conclusion

4.9 The proposed development is in general accordance with Policies DM1, DM3, & DM8 of the Development Management, Development Plan Document 2017, and Policy SP7 & 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.

4.10 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 approved plans comprise drawing nos: TQRQM22357160406625, SR-0707-EBP, SR-0707-PBP and SR-1306-EPFPE. 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.

- 3 The external materials to be used for the proposed development shall match those as specified on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1, DM3, DM8 of The Development Management DPD (2017).

Informatives:

- **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.
- **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.
- In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.