

Officer's Report

Application Number	HGY/2022/2595
Type	Full planning permission
Location	6 & 7, Salisbury Promenade, Green Lanes, London, N8 0RX
Proposal	Front shopfront extension to no.6 salisbury promenade and amalgamation with existing shopfront of no. 7 Salisbury Promenade
Case Officer	Kwaku Bossman-Gyamera
Valid Date	23/09/2022
Applicant	Mr Suleyman Gilgil
Agent	ARCHPL LTD

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for merging two units into one internally to use as a restaurant within new use Class E. New shopfront extension to no.6 Salisbury Promenade, including new front extension similar to the adjoining existing front extension at no.7 Salisbury Promenade for seating.

Site and Surroundings

3.2 The application site is largely rectangular in shape and located on the eastern side of Green Lanes and within a parade of shops known as Salisbury Promenade. The site contains 2 x 2-storey terraced properties comprising ground floor restaurant with a gym club above.

3.3 The nature of the surroundings comprises ground floor commercial units with ancillary uses/residential units above

3.4 The site falls within the secondary frontage of Green Lanes District Centre and Green Lanes Zone A CPZ.

3. PLANNING HISTORY

3.5 The most recent planning history in relation to the site is as follows.

7 Salisbury Promenade Green Lanes

- HGY/2001/1729 - REFUSE 29/01/2002: Change of Use from A1 (retail) to A3 (food and drink)

3.6 There is no enforcement planning history in relation to the site.

4. CONSULTATION RESPONSE

4.1 The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: no comments

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 14 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity; and
4. Transport considerations.

Principle of development

6.2 London Plan Policy SD6 includes the need in planning decisions to sustain and enhance the vitality and viability of town centres. London Plan Policy SD6 also indicates that in taking planning decisions on proposed retail and town centre development, the principle that the scale of retail, commercial, culture and leisure development should be related to the size, role and function of a town centre and its catchment should be applied. London Plan Policy SD7 promotes taking a proactive approach to planning for retail uses and related facilities and services and supports a successful and diverse retail sector and related facilities and services.

6.3 Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect on 1ST September 2020. The new regulation revoke Part A and D of the Schedule to the Use Classes Order 1987 and supersede this with a new Class E. As both use classes fall within the new E use class, planning is no longer required and the change is lawful.

6.4 The proposed combining of the existing café and restaurant units into one larger retail unit (E Class) does not require planning permission as both of the units would come within the same use class order, as set out above.

6.5 A commercial frontage will be retained and activity within the building will provide a visual interest to passers-by. The proposed use would provide equal benefit to the town centre as a result of the proposed retail shop, because it should be attractive to customers throughout the day and is likely to contribute to the overall vitality and viability of the area.

Design and appearance

6.6 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and

sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Front extension/canopy

6.7 The proposal is for single-fronted canopy extension at No. 6 Salisbury Promenade to create a double-fronted canopy across the application site with No. 6 and 7 Salisbury Promenade, and to provide outdoor seating area for the consented restaurant. An inspection of the site confirm the canopy is well designed and proportioned, and enhances the streetscape and public realm. As such, the proposal is considered to improve the attractiveness of the buildings and in turn, contribute to one of the strategic aims of Green Lanes, inter alia, to create an evening economy destination for visitors and residents.

Shopfront

6.8 Design and proportions of the new shop front to no.6 is considered to be acceptable given the variety of shop front designs in the immediate adjoining parade. The proposed shop frontage is consistent with the surrounding environment and not considered to be visually obtrusive due to its simple and uncluttered design. It is considered that this represents an improvement/enhancement to the character and appearance of this local retail parade.

Impact on neighbouring amenity

6.9 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6.10 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

6.11 Given the orientation of these properties and nature of the use of the ground floors within commercial uses, proposed extension would not result in a significant loss of light to neighbouring commercial properties. So will not have material impact on adjoining occupiers.

6.12 The first floor above the existing restaurant at Nos. 6-7 Salisbury Promenade is currently occupied by a private GYM club – (non - residential), therefore the proposed front canopy on the site would not lead to any loss of residential amenity in terms of outlook and daylight/sunlight issues to the nearest residential units.

6.13 Given the town centre location, it is considered that the proposed restaurant/cafe use would not result in any unacceptable noise or significant disturbance to nearby residential units. Overall, the proposed of use would have an acceptable impact upon the residential amenity of neighbouring occupiers.

Transport considerations

6.14 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

6.15 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

6.16 The canopy is contained within the demise of the site and does not encroach onto the adjacent public highway. The proposal therefore does not interfere with the safe and free flow of pedestrian traffic and walking conditions along this section of Salisbury Promenade.

Conclusion

6.17 On balance, proposal is considered acceptable in principle as it enhances the appearance of the buildings and does not cause any loss of residential amenity in terms of outlook and daylight/sunlight to nearby properties.

6.18 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 would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to condition(s):

Conditions:

- 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 nos: A100; A101; A102; A103. 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 proposed development hereby approved shall be constructed in accordance with the materials detailed under "Materials" Section in the submitted application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DM1 of the Development Management DPD.

Informatives:

- 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: 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: 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.