

Officer's Report

Application Number	HGY/2023/0337
Type	Full planning permission
Location	Shop, 6 The Broadway, Wood Green, London, N22 6DS
Proposal	New steam extract and new fresh air intake duct to the rear.
Case Officer	Zara Seelig
Valid Date	02/02/2023
Applicant	Monica Wells
Agent	Monica Wells

RECOMMENDATION

Approve with Conditions

RECOMMENDATION

GRANT Permission (with conditions)

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

New steam extract and new fresh air intake duct with s/s hat at the rear.

Site and Surroundings

The site is a three storey semi detached building consisting of a retail unit at ground floor and residential use above located on the western side of High Street. The proposal is not located within a Conservation Area, it is not within the curtilage of a listed building.

Relevant Planning and Enforcement history

The proposal site has an extensive planning history, however, the below is the most recent:

HGY/2012/0613 – Change of use of first floor residential to Retail (A1) ancillary to ground floor shop. – Refused permission

HGY/2023/0326 – 1no Internally illuminated fascia sign and 1no internally illuminated projecting sign. – Current application

CONSULTATION RESPONSE

The following were consulted regarding the application:

Internal:

- LBH EHS – ASB specialist – Noise – consulted – no response received
- LBH EHS Pollution Air Quality Land Contamination – consulted – comments below:

Having reviewed the relevant applicant submitted information i.e. Planning Design and Access Statement, Proposed Elevations drawing with reference DB574-EL06 and Proposed GA Plan with

reference DB574-GA05 which have all been prepared by DeltaBravo Ltd along with "T4 – M&E" Mechanical information sheets dated February 2023, with the nature of the proposed development with no groundwork, we have no objection to the proposed development in respect to air quality and land contamination but the following planning conditions are recommended should planning permission be granted

1. Ventilation Strategy

a) A building ventilation strategy shall be carried out which shall consider natural ventilation, mechanical ventilation and mixed-mode ventilation and identify the best available ventilation mode to reduce exposure to air pollution and shall be submitted to and approved by the Local Planning Authority. The strategy should take into account the Building Regulations 2000, Approved Document F (Ventilation) and the Domestic Ventilation Compliance Guide, as well as guidance provided by the Chartered Institution of Building Services Engineers (CIBSE), including Guide A: Environmental Design and Minimizing Pollution at Air Intakes. A balance must be struck between ventilation to improve air quality indoors versus air tightness to improve energy efficiency performance. The ventilation must address the pollutants of concern of PM10 and nitrogen dioxide. Reason: To protect the amenity of future occupants against poor air pollution.

b) Using the information in the ventilation strategy and prior to the commencement of above ground works, details of the ventilation or other plant shall be submitted to and approved by the Local Planning Authority prior to installation. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter. Reason: To protect the amenity of future occupants against poor air pollution.

Officer Comment: Given the small scale of the proposed development and the nature of the use it is serving, the suggested ventilation strategy conditions is not considered necessary or reasonable.

External: None

LOCAL REPRESENTATIONS

The application was published by way of 8 letters to neighbouring properties.

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:

Objecting: none

Supporting: none

The following local groups/societies made representations: None

The following Councillor made representations: None

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- None

The following issues raised are not material planning considerations:

- None

The proposed extraction system would be located at the rear of the property on top of the existing rear extension, to capture, condense and remove steam from the kitchen area. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Given the rear location, the proposed extract ducts would not be visible from the street scene. Therefore, the local character and visual amenity of the locality would be protected.

The proposal is acceptable in amenity terms, both extract ducts are set away from the first floor windows of the application building.

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.

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 Noise arising from the use of the extractor fan and any associated equipment shall not increase the existing background noise level (LA90,15mins) when measured (LAeq 15mins) 1 metre externally from the nearest residential or noise sensitive premises. To prevent the transmission of noise and vibration into neighbouring premises, the flue and associated ducting shall be isolated from the building structure in accordance with a scheme that shall be submitted and approved by the Local Planning Authority before the commencement of any works.

Reason: In order to protect residential amenity consistent with Policy DM1 of The Development Management DPD 2017.

- 4 The extract duct, filters and silencers as shown in the approved drawings shall be regularly maintained, cleaned and or replaced to minimise odour and nuisance. The ducting shall also include anti-vibration mountings to minimise vibration.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

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: 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.