

FAO: Kwaku Bossman-Gyamera

Planning Department
Haringey Council
Level 6
River Park House
Wood Green
N22 8HQ

30 March 2023

Dear Mr Bossman-Gyamera,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

RE: Retention of external alterations to roof and single storey side extension
together with associated alterations

AT: 405 – 407 Lordship Lane, London, N17 6AG

SITE AND SURROUNDINGS

The property at 405-407 Lordship Lane comprises a three-storey end of terraced property located on the southern side of Lordship Lane. However, this application concerns the restaurant on the ground floor (hereafter referred to as 'the site'). There is residential accommodation above the site. The site is not listed and is not within a Conservation Area. There is a church to the rear of the site which is Grade II Listed.

RELEVANT PLANNING HISTORY

The following historic record on the site is relevant to the determination of this planning application:

- An application for full planning permission (ref. HGY/2020/1559) was permitted on 28.8.2020 for the '*Change of use and merging of no 405 and 407 Lordship Lane to bistro café (A3) use. Single storey side and rear extensions to no 405 and, new extraction flue to the rear and new shopfronts*'

PROPOSALS

The proposals seek retrospective consent for:

Retention of external alterations to roof and single storey side extension together with associated alterations

The applicant seeks retrospective permission for external changes to the site, including changes to the approved single-storey side extension (shown in Appendix 1) and external changes to the roof.

PLANNING POLICY & GUIDANCE

- MHCLG's National Planning Policy Framework (2021)
- MHCLG's National Planning Practice Guidance (Online)
- The London Plan (2021)
- Haringey Strategic Policies 2013 (with alterations 2017)
- Haringey Development Management DPD (2017)

The London Plan (2021)

The following policies of the London Plan (2021) are considered most relevant to the determination of this planning application:

- Policy D4 (Delivering good design)
- Policy D14 (Noise)

Haringey Strategic Policies 2013 (with alterations 2017)

The following policies of the Haringey Strategic Policies 2013 (with alterations 2017) are considered most relevant to the determination of this application:

- SP11 (Design)
- SP13 (Open Space and Biodiversity)

Haringey Development Management DPD (2017)

Policy DM1 (Delivering High Quality Design) of the Haringey Development Management DPD (2017) is considered most relevant to the determination of this planning application:

PLANNING ASSESSMENT

DESIGN

The single storey side extension was approved with a brick finish (through planning ref. HGY/2020/1559). The existing side elevation has been built using aluminium and glass on the side elevation to match the approved front elevation (approved Drawing No LL-1505-PFE Rev. V1 – enclosed in Appendix 2). It is considered that the existing elevation (inclusive of the pot plants fronting the extension) has enhanced the appearance of the site from what existed prior to the consent in 2020 (shown in Appendix 3). The external changes are appropriate in character and preserve the appearance of the immediate vicinity (including the Listed Building to the rear of the site). The roof alterations are not visible from the street scene (as evidenced in Appendix 1).

IMPACT ON LIVING CONDITIONS OF NEIGHBOURING OCCUPIERS

The applicant has commissioned a Noise Impact Assessment to understand the noise frequencies on the site. The assessment concludes that the applicant's operations at the premises (as outlined in the Noise Impact Assessment) results in acceptable noise levels for the residential accommodation above the site. It is noted that the side windows on the west elevation (as shown in Existing Drawing No 475-EXT-10), are opened sporadically throughout the year.

OTHER CONSIDERATIONS

The enclosed Management Plan (Appendix 4) provided by the applicant identifies some of the restaurant policies adhered to on-site to minimise anti-social behaviour and safety for the patrons (e.g., the presence of security guards from 5 pm until close). The openable windows and increased daylight/sunlight into the premises have contributed to making the restaurant a jubilant place for customers to enjoy.

CONCLUSION

The existing development preserves the amenity of the occupiers on the upper floors of the site and, through enhancing the appearance of the street scene along Walpole Road, is (respectfully) considered acceptable on design and appearance grounds. The development complies with adopted planning policies in the London Plan (2021), the Haringey Strategic Policies 2013 (with alterations 2017), the Haringey Development Management DPD (2017) as well as the National Planning Policy Framework (2021). Considering the above assessment, we respectfully ask the Case Officer to grant permission for the existing development on the site.

Yours sincerely,



Thomas Wessely
Planning Consultant

APPENDIX 1

Photograph showing the existing single storey side extension at
405-407 Lordship Lane, N17 6AG



APPENDIX 2

Approved front elevation, Drawing No LL-1505-PFE Rev V1
(planning ref. HGY/2020/1559)

Notes
1- This drawing is not for construction
2- All dimensions are to be checked on site and the Architect is to be inform of any discrepancies before construction commences
3- All references to drawings refer to current revision of that drawing
4- The drawings are ADA GROUP property and should not be copied, reproduced or disclosed without written permission.



ADA Group
453 West Green Rd.
London N15 3PW
info@adagroup.org.uk
0207 193 8393

ADDRESS

405 - 407 Lordship Lane, London, N17 6AG

PROJECT

Proposed Front Elevation

CLIENT

Date
15.05.2020

Reference Number
LL-1505-PFE

Scale (@ A3)
1:100

Drawn by

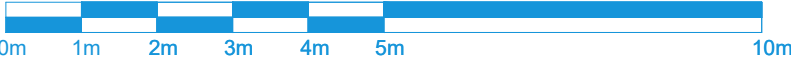
SHEET

REV

Checked by

V1

SCALE BAR 1:100



APPENDIX 3

Google Maps screenshot showing the side elevation of 405-407
Lordship Lane, N17 6AG in September 2020 (Google Maps, 2023)



APPENDIX 4

Alici's Management Plan



Alicis's Management Plan

We at Alicis's are committed to providing a safe and enjoyable dining experience for all of our patrons. To achieve this, we have implemented a comprehensive management plan to minimise safety and nuisance issues.

From Monday to Thursday, two security guards are on duty from 5pm until closing time to ensure the safety of our customers and staff both inside and outside of the restaurant. On Friday to Sunday, we have increased our security presence with three guards on duty during the same hours. These security personnel will constantly patrol the restaurant, keeping an eye out for any safety or nuisance issues.

In addition, our security guards are equipped with body cameras that are connected to a company called PeopleSafe, the same body cameras used by the NHS and police force. This gives us priority in case of an emergency, allowing us to respond quickly and effectively.

To minimise noise nuisance, we have a speaker limiter in place to ensure that our music and sound levels do not exceed acceptable levels for the surrounding area and residents. All of our staff are trained in the Ask Angela program, and we have an alcohol refusal book and incident report book on site that is monitored daily.

We constantly remind our customers to keep sound levels down when entering and leaving the restaurant.

We also implement a restaurant policy where groups of more than 4 have to be mixed groups.

At Alicis's we are committed to providing you with a safe and enjoyable dining experience.