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**12 Pins Public House
263 Seven Sisters Road
Finsbury Park
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N4 2DE**



**ADDITION OF NEW FENCED EXTERNAL SEATING AREAS TO FRONT AND
SIDE OF PUBLIC HOUSE PREMISES ON SEVEN SISTERS ROAD AND STROUD
GREEN ROAD WITH FIXED AND REMOVABLE FENCING PANELS AND THE
PROVISION OF GROUND SOCKETS IN THE PAVEMENT TO ALLOW FOR A
FLEXIBLE FENCING ARRANGEMENT.**

1. INTRODUCTION.

The application site is a popular Public House located on the North Side of Seven Sisters Road at the junction with Stroud Green Road. The site is opposite Finsbury Park Station in the London Borough of Haringey.

The main building is a three Storey property with a single storey section to the side on Seven Sisters Road. The Ground Floor areas of the premises are used as a public House, and the upper floors are used as residential accommodation.

The Public House has areas outside the building on Seven Sisters Road and Stroud Green Road for use as external drinking areas, with a small section currently fenced off on Stroud Greene Road.

The external pavement areas are covered with stone and concrete paving flags, with a 100mm wide block in the pavements to mark the boundary of the available pavement seating spaces.

The surrounding area has a propensity of Mixed-use properties to the West, South and North and to the East.

The Public House is a popular location for football supporters, particularly those supporting Arsenal, and the exterior areas of the pub can often become crowded on match days.

Situated in a central area, the application site is within easy reach of the centre of London.

There is local business and commerce within this zone, and it is likely that few residents will work locally, and the propensity will commute to their places of work.

2. PROPOSED WORK.

The work proposed consists of the removal of the small section of fenced external seating area on Stroud Green Road, and for the installation of new fencing along Stroud Green Road and Seven Sisters Road to provide a larger area of external seating space.

The new fencing will be formed with various sections that are permanently fixed in place, and sections that are designed to be removable and relocated, in order to provide a more flexible fencing layout of the external seating space to cater for quieter and busier periods.

The removable fencing panels will be fitted into ground sockets located below pavement level. The ground sockets will have flip up style hinged steel covers which designed to sit flush with the pavement surface when not in use. Additional ground sockets will also be added in the external seating areas as shown on the application drawings, which will allow fence panels to be repositioned to cater for different fencing layouts within the boundary of the site.

The new fence panels will be in a black painted or powder coated steel section construction, and the design is indicated on the application drawings.

The permanent fencing areas on Stroud Green Road and Seven Sisters Road will also have sliding access gates as shown on the application drawings.

The installation of the new fencing has been designed to ensure that there will be no external alterations required to the main Public House building, and the perimeter edge of the fencing is

positioned to ensure that the formation of the post foundations is kept within the boundary of the pavement area of the site (indicated by the 100mm wide pavement block on Seven Sisters Road and Stroud Green Road).

The new fencing is intended to provide a more permanent solution to the current arrangement, where temporary crowd barrier type fencing is used on busier periods and will help to provide a much more appealing appearance to the building.

Further details of the proposed fencing can be seen on the application drawings:

- 898-100 Pavement Area Layout as Existing.
- 898-101A Pavement Area Layout as Proposed - General Layout showing reduced external area on Seven Sisters Road.
- 898-102A Pavement Area Layout as Proposed - Showing Extended Fencing Area on Seven Sisters Road.
- 898-103A Proposed Fencing Elevations for General Fencing Layout With reduced external area on Seven Sisters Road.
- 898-104A Proposed Fencing Elevations for Extended Fencing Layout on Seven Sisters Road.
- 898-105 External Elevations as Existing 1 of 2.
- 898-106 External Elevations as Existing 2 of 2.
- 898-107 External Elevations as Proposed 1 of 2 - For General Fenced Area Layout with Reduced Fencing Area on Seven Sisters Road.
- 898-108 External Elevations as Proposed 2 of 2 - For General Fenced Area Layout with Reduced Fencing on Seven Sisters Road.
- 898-109 External Elevations as Proposed 1 of 2 - For Extended Fenced Area on Seven Sisters Road.
- 898-110 External Elevations as Proposed 2 of 2 - For Extended Fenced Area Layout on Seven Sisters Road.
- 898-111 Site Location Plan.
- 898-112 Block Plan.

3. PREVIOUS PLANNING APPLICATIONS.

- **HGY/2019/2063**
Change of use of part of first floor from ancillary public house accommodation (A4) to provide 5 rooms for short term lets (Sui Generis)
Approve with Conditions
23/09/2019
- **HGY/2007/1049**
Erection of smoking shelter and seating on pub forecourt.
Approve with Conditions
12/07/2007

4. USE.

The areas around the building are currently used as outside seating space for customers visiting the Public House. The site currently has one small permanently fenced off area on Stroud Green Road, with the remaining areas fenced off with temporary crowd barriers.

The proposed work seeks to provide a more permanent solution by the addition of new fixed fencing, whilst allowing for some flexibility in the size of the fenced areas, by the addition of ground sockets and removable fencing panels.

5. AMOUNT.

The areas to be used within the proposed areas of fencing are currently allocated for use by the Public House as external seating areas. The addition of the new fencing does not seek to increase the overall area available above the current level of provision.

6. LAYOUT.

The areas to be used within the proposed areas of fencing are currently allocated for use by the Public House as external seating areas along Seven Sisters Road and Stroud Green Lane. The addition of the new fencing will provide a more permanent arrangement in these locations and does not seek to increase the overall area available above the current level of provision.

7. SCALE.

The areas to be used within the proposed areas of fencing are currently allocated for use by the Public House as external seating areas along Seven Sisters Road and Stroud Green Lane. The addition of the new fencing will provide a more permanent arrangement in these locations and does not seek to increase the overall area available above the current level of provision.

No alterations are to be carried out to the main Public House building.

8. LANDSCAPING.

No permanent landscaping is proposed as part of the works. Any planting added will be in the form of movable planters filled with mature architectural style planting.

9. ACCESS.

All existing access points into the building will be maintained, and the addition of gates within the new fencing allows for unhindered access into the site from the surrounding pavements.

