



Officer Report

Application Number:	HGY/2023/1175
Application Type:	Full planning permission
Address:	Shop, 1 Wellington Terrace, Turnpike Lane, Wood Green, London, N8 0PX
Proposal:	Retrospective application for installation of external extraction ventilation system
Case Officer:	Cameron Sturges
Valid Date:	28/04/2023
Applicant:	MR ADRIANO BILLA
Agent:	

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site is a 3-storey building comprising ground floor shops, and an educational institution on the first and second floors. The property is situated within the Wood Green Metropolitan Centre. It is not located within a conservation area nor is it situated within the curtilage of a listed building.

Description of Development

2.2 This proposal is a retrospective application for an extraction flue to the rear of the property.

Relevant Planning and Enforcement History

HGY/2012/0362 - Use of the first and second floor as D1 (non-residential institution) – APPROVED 15/04/2012

3. CONSULTATION RESPONSE

3.1 The below internal departments were consulted:

LBH EHS – Noise and Pollution: No comments received.

LBH Environmental Health: No comments received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 26 letters. No representations were received in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and appearance; and
2. Impact on neighbouring amenity

Design and appearance

5.2 The extraction flue as shown on the submitted plans and images would not be excessive in bulk. It rises from an existing opening at the rear of the property which ensures that it is not visually dominant in appearance and would not be considered to have a detrimental impact upon the host building and the visual amenities of the area. The proposal is therefore considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area.

Impact on neighbouring amenity

5.3 The minor scale and discreet siting of the installation means that it will result in no material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties.

5.4 Given the siting of the extraction flue away from any nearby residential windows the low-level discharge is not considered likely to result in materially harmful odour or noise nuisance. No objection to the proposed installation has been received from LBH Environmental Health and Noise & Pollution Teams.

5.5 The proposal is acceptable in amenity terms and 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.

Conclusion

5.6 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area. Furthermore, the scheme complies 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.

5.7 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.

6. CIL APPLICABLE

6.1 N/A

7. RECOMMENDATION

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 The design and installation of the extraction system hereby approved shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Informatives:

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.