



Officer Report

Application Number:	HGY/2023/0767
Application Type:	Full planning permission
Address:	27 Lordship Lane, Tottenham, London, N17 6RU
Proposal:	Change of use from Class E to barber/social club/offices (Sui Generis) use class and retrospective application for a rear extension to the property and external alterations.
Case Officer:	Cameron Sturges
Valid Date:	20/03/2023
Applicant:	Jackson Bercy
Agent:	Mr Ricardo Farinha

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The application site is a three-storey mid-terrace building situated on the southern side of Lordship Lane adjacent to the railway line within a row of retail shops. The application site includes a hairdresser and offices. The surrounding area is mixture of commercial premises on the ground floor level with residential above.

2.2 The site is not located within any conservation area and does not fall within the curtilage of a listed building. The application site is not located within any designated town centre area.

Proposed Development

2.3 This application is for a change of use from Class E to barber/social club/offices (Sui Generis) and retrospective application for a rear extension to the property and proposed external wall.

Relevant Planning and Enforcement History

2.4 The planning history of the site has been taken into account when coming to this decision and is listed below:

OLD/1972/0994 - Erection of extension and 2nd floor level and conversion to 2 self-contained flats – REFUSED 03/07/1972

OLD/1974/1050 - Erection of single storey rear extension to provide for cutting room and stock room in connection with retail shop – REFUSED 10/05/1974

OLD/1983/0782 - Self-contained of 2 existing flats and erection of 3 storey rear extension – APPROVED 14/06/1983

ENF/2023/0041 – Unauthorised works dated 03/02/2023 (Case not yet closed)

3. CONSULTATION RESPONSE

3.1 The following internal departments were consulted for this application:

LBH Licensing: No comments received.

LBH EHS - ASB Specialist – Noise: No comments received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application. No local groups/societies made representations: No Councillor(s) made representations.

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Design & Appearance;
2. Neighbour Amenity; and
3. Transport.

Design and appearance

5.2 The existing extension is located to the rear of the property and is of low-design quality. The extension is adequately screened from view and the street and is consistent with other extensions in nearby neighbouring properties. The extension is therefore proportionate and subordinate to the host property and the surrounding area and would not detract from the appearance of the surrounding area.

5.3 The application also proposes a brick wall to the rear of the property and this design is considered acceptable.

5.4 Overall, the existing extension and proposed brick wall are modest additions to the host property and will not detract from the appearance of the surrounding area.

Impact on neighbouring amenity

5.5 London Plan Policy requires development proposals to reduce, manage and mitigate noise impacts. The proposal is located within a commercial frontage and so the proposed uses would not be out of character within the street

5.6 The rear extension and brick wall is adequately screened from the neighbouring property and issues such as bulk, size and scale would not be detrimental to neighbouring amenity. It is proposed that the structure is to be used for social club purposes.

5.7 The proposed uses would include offices, barber and a social club. The social club is proposed to operate from: 16:00 to 22:00 from Sunday to Thursday, 16:00 to 24:00 on Fridays and, 11:00 to 24:00 on Saturdays. Given the context of neighbouring residential uses and poor quality of the rear extension, it is unclear whether sound mitigation measures have been appropriately installed. To further limit noise exposure and protect residential amenity, a condition will be recommended for the proposed hours of operation (of all uses) being Monday to Friday – 09:00 to 22:00, Saturday – 09:00 to 23:00 and Sundays/Bank Holidays – 10:00 to 22:00. It will be conditioned that there shall be no amplified music or sound after 21:00. These hours of use are considered acceptable within the context of the area the site is located. This will be conditioned to ensure the hours of use are adhered to. The noise impacts of the proposed use would be similar to uses that are currently permitted within proximity to the subject site.

Transport

5.8 The proposed change of use is not considered to have any more of an adverse impact on transport than the existing situation and would be considered acceptable in terms of transportation.

Conclusion

5.9 The proposed change of use, retrospective extension and proposed wall is considered acceptable by virtue of its impact on the surrounding area and the amenity of neighbours, subject to appropriate planning conditions. The proposals are not expected to have a material impact on residential amenity compared with the existing use.

5.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

GRANT PERMISSION, subject to condition(s):

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 use hereby permitted shall not be operated before 09:00 hours or after 22:00 hours Monday to Friday, before 09:00 hours or after 23:00 hours Saturdays and before 10:00 hours or after 22:00 hours Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

- 4 No amplified speech or music that would be audible within the adjoining residential premises shall be generated from within the site after 21:00 at night or before 10:00 in the morning.

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy DM1 of The Development Management DPD 2017.

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: 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.