

Officer Report

Application Number:

HGY/2023/1147

Application Type:

Full planning permission

Address:

Public House, 263 Seven Sisters Road, Hornsey,
London, N4 2DE

Proposal:

Removal of existing fencing enclosing existing outside seating area and proposed addition of new fixed and removable sections of painted metal railings with new sliding and hinged access gates to enclose the pavement seating areas on Seven Sisters Road and Stroud Green Road associated with the Twelve Pins Public House with additional floor sockets added to allow for alternative fencing arrangements within the perimeter boundary lines. Fixed fence sections are to be fixed into concrete pad foundations below pavement level. Removable fence sections are to be provided with ground sockets and concrete pad foundations below pavement surface level with steel hinged flap lids.

Case Officer:

Josh Parker

Valid Date:

26/04/2023

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Applicant:

Star Pubs and Bars

Agent:

Mr Richard Cotton

RECOMMENDATION

Approve

SITE AND SURROUNDING

The application pertains to a Public House located on the North side of Seven Sisters Road at the junction with Stroud Green Road and Seven Sisters Road. 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 site is not within the curtilage of a listed building nor in a conservation area however, sited in a District Centre.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the front of the Public House:

Removal of existing fencing enclosing existing outside seating area and proposed addition of new fixed and removable sections of painted metal railings with new sliding and hinged access gates to enclose the pavement seating areas on Seven Sisters Road and Stroud Green Road associated

with the Twelve Pins Public House with additional floor sockets added to allow for alternative fencing arrangements within the perimeter boundary lines. Fixed fence sections are to be fixed into concrete pad foundations below pavement level. Removable fence sections are to be provided with ground sockets and concrete pad foundations below pavement surface level with steel hinged flap lids.

SITE HISTORY

All existing planning applications have been considered for this application:

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). Approved 23/09/2019.

HGY/2007/1049 - Erection of smoking shelter and seating on pub forecourt. Approved 12/07/2007.

CONSULTATION

LBH Transportation – No Objections

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 0

Support: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance/ Public realm;
2. Impact on neighbouring amenity.

Design and Appearance / Public Realm

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Policy SP10 Local Plan (2017) requires the protection and enhancement of Haringey's Town Centres to promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation uses, arts and cultural activities within its town centres according to the borough's town centre hierarchy.

The application is to put part fixed, part removable panels to define the outdoor for the public house outdoor areas. Such works are proposed to make additional area and revamp existing areas exclusive to patrons which, as been known for overcrowding and creating congestion on the adjoining footpaths. Total area can be revised to create different combinations for the depending on the capacity expectations. The subject site is well known for gatherings before football games and traditionally has temporary barriers to contain patrons situated approximately where the proposed barriers are sited.

The barriers are of a high-quality metal design staged in panels so that the layout can be altered as mentioned above. Each panel has an arched top and the maximum height of 1.385m and there would be a couple sliding gates allowing access into the court yards. As these would replace the existing temporary fencing on the Seven Sisters Road, the new design would have the ability to improve and enhance the area street scene. The proposed works are subservient and similar in principle to the existing temporary/in situ fencing as part of the 2007 permissions referenced above, they also would add a level of public safety by removing congestion on the adjoining footpaths during peak times, adding crowd control and a clear separation for thoroughfare passing by and patrons visiting the public house.

Effects on the thoroughfare passing by can be partially assessed by the dimensions and setbacks from the road. The public house is usually at maximum capacity during Arsenal games which is for small 3–4-hour windows. During this period patrons can spill into the footpath and create a nuisance for bystanders passing through, this allows a level of control during this peak time and with the fencing being removable on the Stoud Green Road front, management of the pub can adjust the need for the outdoor space accordingly depending on the time of year and compacity.

On the Seven Sisters Road front there is already a metal barrier between the road and proposed new fencing, this creates additional level of protection for pedestrians, the setbacks for the works and barriers allow enough space for pedestrians to safely pass by. Stoud Green Road would have a approximate minimum carriageway of 1.6m when assessed against the transport manual for streets is above considerably above the minimal 1.2m. Furthermore the sliding gate access is away form the choke points by the true corner allowing for patrons to line up with out too much disturbance on the footpath.

Overall, the siting, nature and design of the proposed fencing is acceptable when assessed in terms of design and public realm.

Amenity Comments

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The works here would allow for better control of the area, overall improving the area during peak operational times. All proposed works meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposed works are considered acceptable in terms of design, public realm, highway safety and amenity considerations. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

N/A

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.

Informatives:**INFORMATIVE: Highways Works**

This consent does not convey any authorisation to carry out works or to attach fixings to the adjoining highway land/ publicly maintained pavement. Under the Highways Act 1980 you must get a licence from the Council to carry out such works and are advised to contact the Council's Traffic Management team. For more advice, please visit our website at <https://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/roadworks/street-works-licence> .