



Officer Report

Application Number: HGY/2023/2170
Application Type: Full planning permission
Address: 12A Broadway Parade, Tottenham Lane, Hornsey, London, N8 9DE
Proposal: Installation of new gas riser pipework to the front elevation at ground floor level and to the rear elevation (Retrospective Application).
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 10/08/2023
Applicant: c/o agent
Agent: Environment and Planning Service

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 The proposed development involves the installation of 1no. new gas riser to the front elevation at ground floor level. The Pipework is routed up the brick pilaster which divides the shopfronts of 12 and 13 Broadway Parade.

1.2 Pipe work has also been installed to the rear elevation. The works also includes the installation of 2no. new gas meter boxes.

1.3 The pipework is routed through the shopfront glazing. This could not be avoided as the fascia board, which is the only viable option, does not provide adequate ventilation for the pipework to be compliant with current regulations.

1.4 The purpose of this development is needed to ensure that the resident, and customer, at 12A Broadway Parade has a reliable and safe supply of gas.

Site and Surroundings

1.5 The subject property is an estate agent shop unit within a 3-storey building on the east side of Broadway Parade, Tottenham Lane, N8. The site is within Crouch End town centres primary shop frontage, and it is surrounded by a mixture of retail and commercial activities with flats above. The site is in the Crouch End Conservation Area.

Relevant Planning and Enforcement history

1.6 The most recent planning history in relation to the site is as follows.

- HGY/1990/0370 Refuse 19/02/1991 Continuation of use of first and second and third floors as hostel for the homeless including provision of rear escape stair and erection of rear boundary wall at first floor level.

1.7 There is no enforcement planning history in relation to the site.

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Conservation Officer: no comment

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the application has been publicised by way of 1 site notice displayed in the vicinity of the site and 76 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Supporting: 0

3.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Objection on the grounds that Our garden backs onto the alleyway with 12A Broadway Parade. I spoke to the team when they installed it and they said that they had permission. The current funnel and the roasting of coffee causes a lot of smoke and smell through the alleyway, and it just seems an unnecessary addition to the café. It is unsightly and un-in keeping. It causes smells there are some health concerns with the chemicals released during the roasting process: "Among these, the primary cause for concern is the potential to inhale chemicals that are released during the roast, such as diacetyl and acetyl propionyl.

3.3 Comments on representation:

- Objectors' comments noted. However, the objection raised by the neighbours to the rear relates to the flue extraction to the café adjoining the application site. As such nothing to do with the current application.

4 MATERIAL PLANNING CONSIDERATIONS

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

1. Impact on the character and appearance of the conservation area.
2. Impact on neighbouring amenity.

Impact on the character and appearance of the conservation area

4.2 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-

designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

4.3 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

4.4 The application site 12 A Broadway comprises a 19th century mid-terrace set within the wider terrace along Broadway Parade. Composed of red brick in Flemish Bond. Two-storey three bay with additional attic storey comprising roof level gable set in the slate mansard roof slope with twin sash windows. Original ball finial to the pediment has been lost.

4.5 Ground floor comprises modern replacement shopfront with classical styled scrollwork pilasters on each side, each of which have a small pediment. First-floor is modestly decorated, with an ornate string course in white above the first-floor windows and arranged to almost replicate a pediment above the windows. Windows are plain, single glazed sash windows with a stone lintel.

4.6 There is some visual clutter to the front elevation comprising guttering pipework and cabling. Further visual cluttering can be seen across the wider terrace.

4.7 The proposal has been sensitively sited to the area with existing visual clutter to avoid impacting upon the architectural features of the building and to reduce visibility of the proposed pipework from the road. Furthermore, the proposed works are entirely reversible upon the removal or decommissioning of the gas riser.

4.8 The information submitted in the heritage statement made it clear that there is limited physical impact to the building though the drilling of holes to meter connections; these holes will not be drilled through any historic or the original architectural features.

4.9 The proposed gas pipes would be mounted and contained mostly rear elevation and the lower part of the rear elevation of the building, therefore it would not be highly visible. It would not appear at odds and intrusive with the appearance and character of the building. With regards to the above planning policies, the proposed development would not result in any harm to the host property and the conservation area.

Impact on neighbouring amenity

4.10 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.

4.11 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.

4.12 Majority of the development will not be visible from Broadway Parade in close proximity to the building. Some of the pipework is visible, however, existing guttering and cables are visible on the front elevation of the building and the new pipework has been sited to contain visual clutter to one part of the building. It is therefore, considered that the proposals do not detract from the significant of the conservation area, as it does not interrupt views along the road and does not significantly impact views of the heritage asset. Overall, the proposal will have no significant impact upon the residential character of the area as a whole.

Conclusion

5.0 The proposal is considered acceptable as it respects the character and appearance of the property would not fail to meet the statutory test for proposals to preserve or enhance the conservation area.

5.1 The development is the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works will not result in substantial harm to the asset or the conservation area.

5.1 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

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1 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.

- 2 The new pipework must be painted black where the substrate to which it is affixed is exposed brick work and be painted to colour-match the stucco at ground levels, and must be maintained as such thereafter.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Conservation Area