



Officer Report

Application Number:	HGY/2023/2292
Application Type:	Change of use
Address:	176 Philip Lane, Tottenham, London, N15 4JW
Proposal:	Change of use of basement and part ground floor from office use (Class E) to a beauty salon (also Class E).
Case Officer:	Emily Whittredge
Valid Date:	23/08/2023
Applicant:	Ms Dilan Turkmen
Agent:	Mr Moni Rahman

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to part of the ground floor and the basement comprising a commercial unit on the north corner of the junction with Mount Pleasant Road. The mixed use building is a relatively new build permitted under reference HGY/2009/1858.

The site is within the Clyde Circus conservation area and the Philip Lane East Local Centre as designated in Haringey's strategic policies.

2. Policies and Constraints

Philip Lane East Local Shopping Centre Policy: SP10

Clyde Circus Conservation Area policy: CSV1

Article 4 direction - HMOs policy: DM17

Family Housing Protection Zone policy: DM16

3. Relevant Planning and Enforcement History

Planning Cases

HGY/2009/1858 Demolition of existing building and erection of part three storey/ part two-storey block to accommodate a mixed use development comprising of 1 x Office (A2), 4 residential units consisting of 2 x two bed and 2 x one bed flats - Granted subject to conditions

HGY/2020/2942 Change of use of the ground floor/basement unit from (B1) Office at Ground Floor (Partial) and Ancillary at Basement level to (D1) Nursery. - Undetermined

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Representations

The LBH Transportation Team reviewed the proposal and made the following comments:

1. The site has poor public transport accessibility (PTAL=2) and is located within a CPZ.
2. The proposal is car free.
3. The proposal would be within Class E use – Provision for cycle parking is required for one long-stay and 4 short-stay spaces (based on London Plan standards for use class A2-A5). Please note that the existing cycle parking illustrated on ground floor plan for the existing Office Use would not allow independent access to each bicycle.
4. Details of provision for refuse storage and collection should be provided.

6. Policy Considerations

The proposal seeks a change to the business unit from an office to a beauty salon with treatment rooms in the basement. Both uses are within the Class E use therefore the change of use is permitted. No external changes are sought, except for signage which falls under the advertisement regulations and therefore would be subject to a separate application. This is a vacant unit and bringing it into use will positively contribute to the vitality, viability and vibrancy of the local centre. As such the proposal is considered to align with Haringey's development plan policies.

While the comments of the Transportation officer are noted, the building was permitted relatively recently under reference HGY/2009/1858, and included provision for an internal cycle store serving the upper floor residential units only. Given that the existing and proposed uses fall within use class E, and the size constraints of the unit at ground floor, it is not considered reasonable to require details of refuse or cycle storage on site as a condition of planning permission, as this can remain as existing. There are a number of public cycle stands located on the same side of Philip Lane approximately 60m west.

6. Impact on Neighbouring Amenity

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 the amenity of neighbouring residents.

The proposed change of use would not give rise to material impacts on the amenity of neighbours as the 'E' use classes only include activities that can be carried out in a residential area without detriment to its amenity.

7. Conclusion

The proposal is considered acceptable in respect of its impact on the locality and would not result in material harm to the residential amenity of neighbours. The proposed development is in general accordance with Policies DM1 and DM9 of the Development Management, Development Plan Document 2017, and policies SP10, SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. 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.

Informatives:

INFORMATIVE: Advertisements

Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.