



Officer Report

Application Number:	HGY/2023/0701
Application Type:	Full planning permission
Address:	532 Lordship Lane, Wood Green, London, N22 5BY
Proposal:	Alterations to shop front and Installation of air conditioner unit at the rear.
Case Officer:	Emily Whittredge
Valid Date:	30/08/2023
Applicant:	Mr Stoyan Petrov
Agent:	Mr Ricardo Farinha

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a ground floor commercial unit in a shopping parade on the northeast side of Lordship Lane within a larger residential block.

The site is not within a conservation area and does not relate to any listed building.

2. Policies and Constraints

Article_4_Direction_HMO_ DM17

Critical_Drainage_Area

Family_Housing_Protection_Zone DM16

Local_Centres Lordship Lane Roundway SP10

3. Relevant Planning and Enforcement History

None relevant.

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design

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.

The application seeks alterations to the shop front and installation of an air conditioner unit at the rear ground floor level. The existing shop front is formed of painted render with timber framing. The proposal would largely be in line with the current proportions and design, replacing timber with aluminium and introducing a more minimal design. The shop front would be in line with the adjacent frontages, which are all aluminium, and the proposal would therefore preserve the current character and appearance of the building. The development is considered acceptable in respect of its appearance and impact on the shopping parade.

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.

An acoustic report has been submitted to support the application. The report concludes that the noise from the unit would be 8db below background noise level and would therefore comply with policy requirements. Anti vibration mounts are recommended by the author. Appropriate conditions will be added to secure noise levels and anti-vibration mounts. As such, the proposal is acceptable in amenity terms.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the building and the locality and would not result in material harm to the residential amenity of neighbours subject to conditions.

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.

- 3 The design and installation of new or replacement items of fixed plant and insulation hereby approved by this permission 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 15dB(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: 2014 and A1:2019. 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.

- 4 The use of the equipment hereby approved shall not commence until the external plant has been installed onto anti-vibration mounts. These measures shall be retained as such thereafter.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM1 of The Development Management DPD 2017, and for the avoidance of doubt.

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.

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.

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.