

Ref: PP-12534532

23rd October 2023

Planning Service
6th Floor, River Park House
225 High Road, Wood Green
London, N22 8HQ

Dear Sir/Madam,

412, Muswell Hill Broadway, Hornsey, London, N10 1DJ

Full Planning Application (Planning Portal Reference PP-12534534)

Avison Young seek to submit a full planning application for proposed plant works at 412, Muswell Hill Broadway, Hornsey, London, N10 1DJ. The application has been submitted online via the planning portal (reference PP-12534534).

Full planning permission is sought for:

"Installation of plant equipment, acoustic louvre fence and associated works to the rear service yard".

Application Package

In addition to this Cover Letter, the application pack comprises the following documents:

- Application form;
- Location Plan (ref. 19322-THPM-XX-XX-DR-A-1000 rev. P01);
- Existing Plans and Elevations (ref. 19322-THPM-XX-XX-DR-A-1001 rev. P02);
- Proposed Plans and Elevations (ref. 19322-THPM-XX-XX-DR-A-1002 rev. P03);
- Noise Impact Assessment, prepared by Sharps Redmore; and
- Heritage Impact Assessment, included within this letter.

The planning application fee of £462.00 + Planning Portal administration fee has been paid via the Planning Portal. This has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) Category 5 (Erection / alterations / replacements of plant and machinery not more than 5 hectares) at £462 for each 0.1 hectare (or part thereof). The site is bordered to the north and south by commercial and residential properties, and to the east residential properties.

Background

The site is located on the eastern side of Muswell Hill Broadway, and the building is part-two and part-three storey, with retail (Class E) on the ground floor with the first floor allocated to storage

and ancillary spaces for staff on the second floor. The site is principally accessed via Muswell Hill Broadway, but also has service access to the rear of the site along Muswell Mews.

Following a review of the Council's Public Access, it is clear that the site has been subject to a number of previous planning permissions, the most recent of which are outlined below:

- **HGY/2018/1402** – *Conversion of the first and second floor levels of the existing building to the front, the construction of a third floor to the front and additional storey to the rear to provide 9 residential flats above the ground floor commercial unit involving the creation of a basement level and alterations the front elevation façade.* Granted 14th December 2018
- **HGY/2019/0158** – *Non-Material amendment following a grant of planning permission HGY/2018/1402 to allow for the relocation of the entrance door to the commercial unit.* Granted 18th January 2019.
- **HGY/2021/2711** – *Conversion of the first and second floor levels of the existing building to the front, the construction of a third floor to the front and additional storey to the rear to provide 9 residential flats above the ground floor commercial unit with first floor rear block storage involving the creation of a basement level and alterations to the front elevation.* Granted 17th December 2021.
- **HGY/2022/1246** - *Redevelopment of existing ground floor and first floor rear block retail space including extension, demolition and changing levels. Change of use of front block first and second floors of the existing building to residential use and construction of additional third floor on the front block and additional second floor to the rear block to provide 9 residential flats above the commercial unit. Works include refuse, cycle, amenity space and changes to elevations and service lift.* The application was granted at Committee, however no formal decision has been issued.
- **HGY/2023/1854** - *Redevelopment of existing first and second floor of front block and first floor of rear block, including demolition. Change of use of front block first and second floor and portion of rear block first floor of existing building to residential use, to provide 7 flats above the commercial unit, located at the ground floor and rear portion of 1st floor. Works include refuse, cycle, amenity space, changes to elevations and removal of service lifts.* Currently pending decision.

The site is allocated within a district centre and primary shopping centre in Haringey's adopted Local Plan (2017).

Proposal

The proposals comprise the following works relating to the proposed plant:

- Installation of mechanical plant equipment including 1no. gas cooler, 1 no. compressor pack, 2no. cooling units, and 2no, ASHPs to the rear service yard;
- Installation of 3m acoustic louvre fence with gated access;
- Blocking up of existing service point on the rear elevation; and
- Removal of raised plinth within rear service yard.

These works are required to allow occupation of this existing unit by a new retailer with new, efficient, and improved environmental performance compared to the existing plant. Further

details are shown on the submitted drawings and the detailed specification of the proposed plant has been included within the application pack on the enclosed datasheets.

Planning Assessment

This application seeks planning permission for the installation of new mechanical plant equipment to the rear service yard with associated works, including installation of 3m acoustic louvre fence, blocking up of existing service access, and removal of raised plinth to serve the retail premises of 412 Muswell Hill Broadway. The proposed plant equipment and associated works is required to facilitate occupation of this vacant retail unit.

There are no policies within the adopted Local Plan nor the London Plan that relate to the installation of plant equipment specifically. Notwithstanding this, careful consideration has been given to ensure that the design respects the character and appearance of the host building.

Policy SP11 of Haringey's Local Plan Strategic policies (2013) outlines that planning permission will be granted to developments that are of the highest standard of design that respects the local context and character. Policy DM1 of Haringey's Development Management DPD (2017) states that new development must contribute to the distinctive character and amenity of the local area. Considering the proposed plant and associated works are to be located within the rear service yard that is enclosed on three sides by the existing built form and will be screened from view by the proposed louvre screen, the proposal is in line with Local Plan Policies SP11 and DM1 and as such, it is considered that there will be no adverse visual impacts arising out of the proposal.

Regarding neighbouring residential use to the upper floors of the site and neighbouring sites Policy DM1 of Haringey's Development Management DPD (2017) states that new development must ensure a high standard of privacy and amenity for the development's users and neighbours. Proposals will be supported where appropriate open aspects to all parts of the development and adjacent buildings and address issues of vibration, noise, fumes, odour, light pollution and microclimate conditions that could arise from the use and activities of the proposed development. The plant is located in an enclosed area to the rear of the building, with limited public view points, and plant itself will be screened by proposed new fencing. Whilst there are residential units at the upper floors of the site, the proposed plant is sited at ground floor level and will not create a sense of overbearing, nor impact the level of outlook enjoyed by the neighbouring uses.

In the National Planning Policy Framework (NPPF) Section 15 addresses noise and outlines developments should help to improve the local environmental conditions such as air and water quality. New development should be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as potential sensitivity to the site or wider area to impacts that could arise from the development. Developments should mitigate and reduce to a minimum potential adverse impact resulting from noise and avoid noise giving rise to significant adverse impacts on health and the quality of life, identify, and protect tranquil areas which have remained relatively undisturbed by noise and prized for their recreational and amenity value. Policy DM23 states that the Council will seek to ensure that noise sensitive developments are located away from planned or existing sources of noise pollution. Proposals of possibly noisy development must suitably demonstrate the measures implemented to mitigate its impact.

This application is accompanied by a Noise Impact Assessment which presents the findings of a baseline sound survey and the results of an assessment of sound impacts resulting from the

proposed installations. The report concludes that the proposed plant installation will have a low impact on all noise sensitive receptors (NSR's) and that absolute levels of sound are modest with the addition of the louvre fence. On this basis, the development is not considered likely to give rise to an adverse impact on health and quality of life in relation to noise and is therefore in accordance with Local Plan Policies SP11, DM1, DM23, London Plan Policies and paragraphs 174 and 185 of the NPPF.

By reason of its careful siting to the less sensitive rear service yard of the building, where public views are highly limited; together with relatively modest scale and detailed design, the proposed development will respond positively to the host building and will conserve and character and appearance of the surrounding area. As such, it will accord with Policies SP11 of the Local Plan Strategic Policies (2013) and DM1 of the Development management DPD (2017). The proposal will facilitate the occupation of the premises by a new retailer, which in turn will contribute to the vitality and viability of the primary shopping frontage of the Muswell Hill District Centre.

Heritage Impact Assessment

This application site falls within the boundaries of the Muswell Hill Conservation Area; therefore the proposals have the potential to impact the character and appearance of the Conservation Area.

Significance

The site is located within the Core Area of the Muswell Hill Conservation Area, which is characterised by a high density of development, predominantly three storeys, with a mixture of retail, commercial and leisure uses at ground floor. The Conservation Area Character Appraisal states that the site is a 1960s building with a simple elevation that returns to the predominant building line and pattern of three storey development along the street. Built in a light brown brick, it has a parapet with simple concrete copings, projecting concrete surrounds to the windows, a wide frontage and a blank rendered flank wall that is prominent in views north along the street.

It is noted that the application site is not listed as a building that make a positive contribution to the conservation area, however the units on either side Nos 410 and 412 are.

Impact

The proposals include the installation of mechanical plant equipment, erection of a louvre fence, and other works including blocking up of the existing service point on the rear elevation, and removal of the raised plinth within the service yard. All of these works are located to the rear of the site and are sited in an area that has minimal public views. It is also considered that the rear of the application site and will not impact the appreciation of the site nor the neighbouring buildings positive elements or its contribution to the Conservation Area.

Therefore, with reference to the levels of harm in the NPPF< the proposals will result in no harm to the significance of the Muswell Hill Conservation Area. The requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act will be fulfilled and relevant local policies will be satisfied.

Conclusions

Therefore, we consider that the proposals comply with national planning policy, London plan policy, and local planning policies.



The planning application fee of £462.00 + £64.00 (inc. VAT) planning portal admin fee has been paid online via the Planning Portal (ref: PP-12534532).

We trust that this application pack contains sufficient information to validate the application on receipt and we look forward to receiving your decision within the target determination period. However, should you require any further information, please contact Tom Beard (tom.beard@avisonyoung.com).

Yours faithfully,

A handwritten signature in cursive script that reads "Alison Young".

For and on behalf of Avison Young (UK) Limited