



Officer Report

Application Number:	HGY/2026/1488
Application Type:	Full planning permission
Address:	203-209 Muswell Hill Broadway, Hornsey, London, N10 3RQ
Proposal:	Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch
Case Officer:	Eunice Huang
Valid Date:	10/07/2026
Applicant:	Nationwide Building Society
Agent:	Kirsten Chapman

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a Nationwide Building Society bank branch located on the north-western side of the Muswell Hill Broadway shopping parade. The site is located within Muswell Hill Conservation Area.

2. THE PROPOSAL

The proposal is for the installation of defibrillator and bleed kit cabinets to external wall of the Nationwide Building Society branch.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant application history has been considered in the assessment:

- OLD/1948/0200
Address: 203, Muswell Hill Broadway, N10
Proposal: The erection of a ground floor shop over the yard at the rear.
Decision Date: 29 December 1948
Decision: Approve with Conditions
- OLD/1949/0395
Address: 203, Muswell Hill Broadway, N10
Proposal: Display an advertisement.
Decision Date: 20 October 1949
Decision: Approve with Conditions
- OLD/1958/0331

Address: 203, Muswell Hill Broadway, N10
Proposal: Illuminated shop fascia name sign.
Decision Date: 30 April 1958
Decision: Approve with Conditions

· OLD/1964/0549

Address: 203, Muswell Hill Broadway, N10
Proposal: Additions and alterations to shop and use of office (1st floor) workrooms (2nd floor) and flat, (3rd floor) in connection with shop.
Decision Date: 11 March 1964
Decision: Approve with Conditions

· OLD/1974/0798

Address: 203, Muswell Hill Broadway, N10
Proposal: Change of use for building society purpose retaining a shopping frontage for display material illuminated to a late hour.
Decision Date: 8 May 1974
Decision: Approve with Conditions

· OLD/1975/0678

Address: 203, Muswell Hill Broadway, N10
Proposal: Installation of new shopfront.
Decision Date: 13 March 1975
Decision: Approve with Conditions

· OLD/1975/0679

Address: 203, Muswell Hill Broadway, N10
Proposal: Display of illuminated shop fascia sign with projecting letters.
Decision Date: 13 March 1975
Decision: Approve with Conditions

· OLD/1975/0680

Address: 203, Muswell Hill Broadway, N10
Proposal: 24/9/75 Display of illuminated projecting box sign.
Decision Date: 24 October 1975
Decision: Approve with Conditions

· OLD/1981/0846

Address: 203, Muswell Hill Broadway, N10
Proposal: 11/2/81 Display of fascia box sign with interal projecting.
Decision Date: 29 April 1981
Decision: Approve with Conditions

· OLD/1988/1216

Address: Nationwide Bldg Soc, 203, Muswell Hill Broadway, London, N10 3RQ, London
Proposal: 25/9/87 Change of use of 2nd and 3rd floor from residential to building society.
Decision Date: 5 February 1988
Decision: Refuse

· HGY/1990/0877

Address: 203, Muswell Hill Broadway, London, N10 3RQ, London
Proposal: Installation of automatic cash dispenser.
Decision Date: 9 November 1990
Decision: Approve with Conditions

· HGY/1991/0135

Address: 203, Muswell Hill Broadway, London, N10 3RQ, London

Proposal: Change of use of 2nd & 3rd floor from residential to A2 use (in conjunction with the existing building society at ground floor)

Decision Date: 7 October 1991

Decision: Refuse

· HGY/1991/0412

Address: 203, Muswell Hill Broadway, London, N10 3RQ, London

Proposal: Display of internally illuminated fascia sign and projecting box sign.

Decision Date: 8 July 1991

Decision: Approve with Conditions

· HGY/2002/1596

Address: 203, Muswell Hill Broadway, London, N10 3RQ, London

Proposal: Conversion of vacant second and third floor offices to create one 3 bedroom flat with a new external rear staircase.

Decision Date: 5 December 2002

Decision: Approve with Conditions

· HGY/2018/0355

Address: 203-209, Muswell Hill Broadway, London, N10 3RQ

Proposal: Advertisement Consent for replacement signage comprising; internally illuminated logo and text on enlarged aluminium fascia panel to replace existing (shorter) fascia panel; internally illuminated projection sign; replacement ATM surround; statutory sign, switch vinyl, and grey vinyl 'cover' on glazed side panels adjacent to Entrance Door

Decision Date: 20 March 2018

Decision: Approve with Conditions

· HGY/2024/0708

Address: 203-209 Muswell Hill Broadway, Hornsey, London, N10 3RQ

Proposal: Replacement of internally illuminated fascia, projecting and ATM signs

Decision Date: 8 July 2024

Decision: Refuse

4. CONSULTATION RESPONSES

Internal & External Consultees

LBH Transport: No objection.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Appearance and amenity

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Muswell Hill Conservation Area Appraisal stipulates that: "shopfronts of merit and other elements of interest should be retained wherever possible. New shopfronts and fascias should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided."

The proposal is for the installation of two cabinets on the external wall of the street elevation of the bank branch. The cabinets would be attached to the face of the shopfront, projecting 285mm, at a height of 900mm above the pavement. The cabinets have dimensions of 625mm height and 440mm width. The defibrillator cabinet will be installed to the left of the entry door, with a yellow, magenta, blue and white colour scheme. The bleed kit cabinet will be installed to the right of the ATM, with a red, magenta, blue and white colour scheme. The cabinets will be composed of polyethylene and polycarbonate construction, which are considered to be durable materials.

The cabinets will sit sympathetically on the shopfront elevation. Due to their modest size and placement, they will not lead to clutter on the street elevation and would not harm the Conservation Area..

The cabinets will both be internally illuminated to aid visibility at night. This is deemed acceptable because the cabinets are not at an elevated height, and are of a modest size. As such, the illumination of the cabinets will not detract or dominate the street scene and would not harm the Conservation Area.

Further to this, given the importance of these medical apparatus, due consideration has been given to this (requirement for the medical facility, the simple design of the cabinets and the illumination)and is supported.

By virtue of their size and placement, the cabinets are not considered to be harmful to public safety.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM9 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its size, siting, materials, illumination and public safety. The proposal would not result in material harm to the visual amenity of the Conservation Area. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to conditions.

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- Location Plan
- EX.01.E1 Existing Front Elevation
- PR.01.E1 Proposed Front Elevation
- EX.01.E2 Existing Block Plan
- PR.01.E2 Proposed Block Plan
- St Johns Ambulance Defibrillator and Bleed Cabinet Details
- Bleed Kit Cabinet Branding
- Defibrillator Cabinet Branding

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

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.

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: 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.