

Officer Report

Application Number:	HGY/2023/1970
Application Type:	Full planning permission
Address:	Shop, 429 Green Lanes, Hornsey, London, N4 1HA
Proposal:	Installation of external air conditioning unit to rear elevation
Case Officer:	Laina Levassor
Valid Date:	16/08/2023
Applicant:	Ms Rebecca Oliver
Agent:	

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

This application relates to 'The Dusty Knuckle' bakery which resides in the ground floor commercial unit of 429 Green Lanes. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

The below internal departments were consulted -
LBH EHS Noise and Pollution: No comments received.

REASONS FOR GRANTING PERMISSION

The proposed external air conditioning unit would be located at first-floor level at the rear of the property and would serve the ground-floor commercial unit.

The proposed unit would be one of several which are installed at this level across Green Lanes, therefore, would not appear out of place, nor would its placement appear visually dominant in appearance. For this reason, it is not considered to have a detrimental impact on the host building and visual amenities of the surrounding area - therefore, the local character and visual amenity of the area will be protected.

The minor scale and discreet siting of the installation means that it will result in no material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties.

An Environmental Noise Assessment was produced and provided for assessment for this submission which includes details of cumulative noise levels, background noises and appropriate mitigation to ensure that the cumulative noise level LAeq arising from the proposed unit, measured or predicted at 1m from the façade of any residential premises shall be a rating level at least 5dB(A) below the background noise level when assessed in accordance with BS4142:2014. This will be attached as a condition to ensure minimal impact to neighbouring properties.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 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.

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

Conditions:

- 2 Notwithstanding the details approved, the design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(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: To protect neighbouring resident's amenity.

- 4 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.

- 5 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.

Informatives:

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.