



Officer Report

Application Number:	HGY/2023/2969
Application Type:	Full planning permission
Address:	118A Alexandra Park Road, Hornsey, London, N10 2AE
Proposal:	Alteration of shop front and installation of air conditioning unit at the rear of the shop.
Case Officer:	Josh Parker
Valid Date:	10/11/2023
Applicant:	Ms Charlotte O'Kelly
Agent:	Miss Andrea Milovic

RECOMMENDATION

Approve with Conditions

1. Site location

The site is the ground floor commercial unit of a 4-storey brick terraced building and is located on the corner of Alexandra Park Road and The Avenue. The character of the area is commercial on the ground floorspace and residential above. The site is located within the Vallance Road conservation area.

2. Description of Proposal

The proposal is for alteration to the shop front and installation of air conditioning unit at the rear of the shop.

A separate application for advertisement consent has been submitted and is being considered under separate legislation ref: HGY/2024/0138.

3. Relevant Planning and Enforcement history

HGY/2024/0138- Consent to display an advertisement for a new bakery. Undetermined; running concurrent to this application.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No objection

LBH conservation: No objection

5. Local Representations

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

No of individual responses: 0

Objecting: 0

Supporting: 0

6. Assessment of planning considerations

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the area [CA];
2. Impact on amenity;
3. Inclusive access; &
4. Highway/ public safety.

Design and impact on the character and appearance of the area [CA]

Policy context

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that "development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character."

Local Plan Policy SP11 (2017) and Haringey Development Management Development Plan Document (DPD) Policy DM1 'Delivering High Quality Design' seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of

Haringey's sense of place and identity. Policy DM1 contains design standards which include, amongst other things, a need to relate positively to the locality having regard to, amongst other things, distinctive local architectural styles, detailing and materials.

Policy DM8 specifically concerns shopfronts and states that "The Council will require shopfronts, including their signs, security shutters and canopies, to be designed to a high standard and contribute to a safe and attractive environment. In particular:

- a) The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape;``
- b) Replacement shopfronts should conserve original materials as far as possible
- c) The alteration or replacement of an existing shopfront or a new shopfront must allow for easy access by all members of the community;
- d) The Council will not support shopfront canopies fixed in the 'down' position. Retractable shopfront canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance; and;
- e) Security shutters should be open mesh and wherever possible, be located internally."

Assessment

The proposed shopfront in terms of its proportions, materials and choice of colour is considered acceptable and will respond to the scale and character of the original building and surrounding area. Although it is noted that the glazing and overall proportion would be different from the

immediate area, however would be acceptable because of the mix of shop fronts in the Alexandra Park Road Town Centre.

The proposed shopfront in terms of its proportions is considered acceptable, respecting to traditional shopfronts found in the area. In specific the shopfront does not have any existing notable stallriser, transom bar, pilasters and corbels, as such there is flexibility to modernise the area by adding interest to the streetscene.

The fascia depth dimensions are proportionate to the size of the shopfront. Additionally, the retractable awning would be installed and project 1.5m over the footpath to protect customers from the elements whilst ordering. The awning would be accompanied by a series of 3 downlights spread evenly under the awning. The shop in its current form is in disrepair and these works would add in much needed interest.

The shopfront would be constructed from green tiles which is considered an acceptable material for a development of this scale. The colour to the shopfront is considered acceptable in relation to both the host building and the wider area, where there are several other shop fronts which differ in colour.

It should be mentioned that there would be an air conditioning unit installed too the rear as part of this application which would not be visible from the street scene and therefore would not cause any harm to the conservation area or beyond.

The shopfronts within the vicinity of the site vary significantly, with limited examples of traditional shopfronts.

Impact on 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 amenity of neighbouring resident.

Laminated pastries such as croissants require consistent cool temperatures at the dough production stage so the installation of an air conditioning system is essential to the business as it will enable the occupants to supply these products year-round, even in the hot summer months.

It would ensure the comfort and well-being of staff and customers. Given that its use is predominantly to keep temperatures cool inside for the baked goods, the air conditioning unit proposed is a single unit, compact and small. It's volume is 0.3m³. As such, it meets the requirements for a permitted development and would be one of many installed to the rear of the terrace.

The data sheet (attached to the application) states that the sound pressure level of this unit for cooling is 53 dBA, while the sound pressure level for heating is 57 dBA. Significantly, the area of the conservation area already experiences high background noise levels. The bakery is on the

corner of Alexandra Park Road, and as such sits on a main and heavily used major junction, an intersection of several roads, including the B106. The rear of the building backs onto another road. As such, it is assessed that the noise produced by the air conditioning unit will be minimal and well below the permitted development noise limit of 42 dBA.

The air conditioning will be used intermittently during shop working hours which are currently proposed to be 7am – 4pm. Meaning that no noise will be produced by the A/C during quiet hours or at night.

The AC unit is a small and compact and to this extent will have no effect on the general domestic scale of the host building. Officers do not consider the development would result in harm to neighbouring amenity.

Inclusive Access

Policy D5 of the London Plan and local plan policy DM3 sets out that inclusive design is to be considered in all aspects of development; this includes the refurbishment of existing buildings. Inclusive design enables all users of the premises to enter and exit the premises independently without additional effort, separation or special treatment and with dignity.

The new shopfront allows for disabled access from the public highway into this retail unit as the exchanges would largely be from the window to the footpath.

Highway & public safety

As outlined above Policy DM8 requires shopfront and associated structures to not affect ease of access.

The proposed awnings will be set at a height of 2.475m which is deemed acceptable in highway safety terms and as such will not cause any harm or obstruction to pedestrians.

7. Conclusion

In conclusion, it is considered that the proposed development would be acceptable in terms of its design and the character and appearance of this building as well as the character of the immediate surroundings and streetscene.

8. Recommendation

The application is recommended for approval subject to the following 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 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 air conditioning unit hereby approved shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the piece of equipment measured or predicted at 1m from the facade of nearest residential 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: 1997.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

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.