



Officer Report

Application Number:	HGY/2024/0193
Application Type:	Full planning permission
Address:	Shop, 69 Tottenham Lane, Hornsey, London, N8 9BE
Proposal:	Erection of single storey ground floor side infill rear extension.
Case Officer:	Roland Sheldon
Valid Date:	21/02/2024
Applicant:	Dr Jagjit Surdhar
Agent:	Mr Gary Bettis

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of a single storey ground floor side infill rear extension to a vacant commercial unit.

Site and Surroundings

The subject site contains a vacant ground floor commercial unit within a three-storey mid-terraced building located on eastern side Tottenham Lane, N8. The surrounding uses are a mix of retail-related commercial uses at ground floor level with predominantly residential uses at upper floor level. The site does not contain a listed building and is not located within a conservation area.

The site is located within Tottenham Lane Local Centre.

Relevant Planning and Enforcement History

69 Tottenham lane, N8

- OLD/1965/0937: Alteration and new shop front and for use of premises as a betting office
– Approved 16/09/1965

OLD/1979/1381: Erection of single storey extension to the new of existing shop providing internal W.C. – Approved 12/10/1979

HGY/2014/3031: Alterations to existing shopfront including colour of shopfront – Approved 12/01/2015

HGY/2014/1549: Change of use from A1 (retail) to D1 (physiotherapy clinic) – Approved 25/07/2014

Enforcement history:

COU/2018/00287: Without planning permission, the material change of use of the premises to a social club: notice with effect from 29/11/2018

Appeal submitted and dismissed with notice upheld and requirement to cease use by 10/10/2019. A site visit on 21/01/2020 confirmed to enforcement officer that use had ceased. Case was closed.

2. REPRESENTATIONS

The application has been publicised by way of letters to neighbouring properties.

No comments were received during the consultation period.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, Character & Appearance; and
2. Neighbouring Amenity.

Design, Character and Appearance

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.

DPD policy DM12 requires proposals to employ high quality matching or complementary materials to be used appropriately and sensitively in relation to context.

The proposal seeks to erect a single storey ground floor side infill extension to the host building, infilling part of the gap between the two-storey outrigger and the boundary shared with neighbouring 71 Tottenham Lane. The extension would have a depth of 4.8 metres and a flat roof height of 3.1 metres. It would be externally clad in brick to match the existing building. The proposed extension is modest in scale and would respect the scale, form and character of the host building and wider locality. The proposal is therefore acceptable with regards to design and character considerations.

Impact on neighbouring amenity

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 residents.

The proposed extension would be positioned alongside the boundary shared with no. 71 Tottenham Lane. The ground floor unit of no. 71 is in commercial use as a dental surgery. Whilst there are ground floor side windows serving a treatment room and WC of no. 71 that would be located adjacent to the proposed extension, as these windows serve a commercial unit, the proposal would not result in unacceptable impact on neighbouring residential amenity in terms of loss of light, outlook or visually overbearing impact.

It is also shown on the proposed plans that a single storey side infill extension at no. 71 Tottenham Lane has already been approved under planning reference HGY/2022/0320, which is proposed to be implemented at the same time as this proposed extension to no. 69. Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

4. CONCLUSION

The proposed extension would be acceptable with regards to design, character and amenity considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. CIL APPLICABLE

A NIL rate applies in respect of small retail units.

6. RECOMMENDATION

Grant planning permission 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 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.

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.