



Officer Report

Application Number:	HGY/2023/3213
Application Type:	Full planning permission
Address:	25 The Broadway, Hornsey, London, N8 8DU
Proposal:	Proposed extension to the rear of the retail unit and the erection of new timber fencing and new 2.4m high palisade fence enclosure.
Case Officer:	Oskar Gregersen
Valid Date:	01/12/2023
Applicant:	Mr. Andy Horwood
Agent:	

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- Development begun no later than three years from date of decision
- In accordance with approved plans
- Materials to match existing

Informatives:

- Land ownership
- Party Wall Act
- Hours of construction

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of an existing rear service entrance for a Tesco supermarket with an extension 4.66m deep by 8.2m wide and 3.36m tall. The proposed extension would be finished in fire-proof Isoclad material and clad in timber with the existing 2.4m tall timber fence with a 2.91m tall timber fence of similar appearance.

Site and Surroundings

The application site is a Tesco supermarket located within the Crouch End Conservation Area, however the building is a detractor from the character of the area, with the location of the proposed building works facing towards a goods yard/car parking area.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2013/0624 | 25 The Broadway N8 | Display of 1 x internally illuminated fascia sign and 4 x non-illuminated other signs
Approve w/ Conditions

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal - LBH Conservation Officer:

Conservation colleagues highlighted that the host building occupying Nos. 21-33 is an office block from the 1970s which is not considered to be of architectural merit and in fact is detrimental to the character of an area otherwise typified by distinctive three and four storey Edwardian parades of shops and apartments. There were no objections to the extension with respect to scale or form, however it was suggested that the materials of the proposed extension be altered to be more sensitive to the surrounding area, preferably brickwork or render.

Officer Comments: Amendments were made to the proposal to maintain the timber material of the proposed fencing, as well as to clad the proposed extension in timber to soften its appearance. This was deemed to be sufficient to recommend for approval given the location of the proposed extension, and the architecturally dull surroundings of the car park/goods yard.

LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 20 letters. There were no responses from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area;
3. Impact on neighbouring amenity;

Design 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.

Permission is sought for the removal of existing AC units, and replacement of an existing goods/service entrance and timber fence. The replacement extension would be 3.36m tall, and at most 4.66m deep. The extension would be 8.2m wide, where 2.96m of that width would be the full

4.66m deep and the remaining 5.24m would be 2.5m deep. The extension would covered effectively the same footprint as the existing, just with a taller maximum height.

The proposed extension would be finished in fireproof Isoclad material, and finally clad in timber to soften the external appearance. The proposed timber fence would be of similar material to the existing but would be 500mm taller.

With respect to the design and appearance of the proposed extension, the LPA deem that it would not be significantly larger than the existing, and would be finished in materials that would not detract from the character of the surroundings. As such, the proposal is considered to be generally compliant with DPD Policy DM1 and should be approved.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The application site is located within Crouch End conservation area, however the building is one that, as highlighted in comments from Conservation Colleagues, is not considered to be of architectural merit. As such, compliance with London Plan Policy HC1, Local Plan Policy SP12, and DPD Policy DM9 relates significantly more to how the proposal might adversely impact the surrounding heritage assets.

As discussed above, the materials of the proposed extension have been amended such that the impact on the surrounding area is deemed to be insignificant. The proposed timber cladding and retention of timber fencing is sufficient to soften the industrial appearance of the extension such that it is deemed that the proposal would not adversely affect the character of Crouch End conservation area and would be generally compliant with the aforementioned policy.

Impact on neighbouring 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.

The proposed rear extension is surrounded by a goods yard/car parking area and is replacing an existing service entrance area at a similar scale. Further, the Air Conditioning units are being removed from a rear facing wall. As such, the LPA deem that the new extension would not cause any issues relating to neighbouring amenity and the proposal should be approved.

Conclusion

The proposal is considered acceptable as it would replace an existing extension at a slightly larger scale than the existing, without adversely impacting the character of the surrounding area, including Crouch End Conservation Area. As such the proposal is considered to be compliant with London Plan Policies D6, and HC1, Local Plan Policy SP12, and DPD Policies DM1, DM9 and other relevant policies.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following condition(s)

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 **CONDITION – Matching Materials**
The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless otherwise stated on the plans hereby approved.

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: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their 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.

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.