

Officer Report

Application Number:	HGY/2024/0834
Application Type:	Full planning permission
Address:	491 High Road N17 6QA
Proposal:	Installation of new shop front, and an extraction flue fitted to rear.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	25/03/2024
Applicant:	4 Lalkhan
Agent:	- Ryder-French

RECOMMENDATION

Approve with Conditions

1. Site location

The site is a ground floor commercial unit located on the west side of the High Road, Tottenham. The unit was previously occupied by a branch of the Nationwide building society, which is now vacant. The site is located within the Bruce Grove section of the Tottenham High Road Historic Corridor conservation area and is also locally listed.

The planning history of the site has been taken into account when coming to this decision. There is a dual application for advertisement consent to replace the unit's existing signage (Ref HGY/2024/1021) that is recommended for approval.

2. Description of Proposal

The proposal is for a new shop front including the installation of a flue extractor to the rear of the property to serve the new use of the unit, which the design and access statement indicates is to be as a restaurant. Following changes to the Use Classes Order in 2020, it would no longer be required to apply to change the use of a premises in financial services to a restaurant, as both uses fall under Use Class E. As such, this aspect of the proposal does not form part of the planning assessment.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

HGY/2019/2370 – Granted 04/01/2021 - Advertisement consent for new shopfront signage comprising a new painted fascia panel with new illuminated lozenge; new illuminated projecting sign and new illuminated ATM surround.

HGY/2019/2365 – Granted 04/01/2021 - Repair and alteration of existing shopfront including the repair and painting of the door and window frames; the repair and painting of the pilasters and entrance recess; and the installation of new stall riser tiles.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No objection.

LBH Conservation Area Officer: - Have reviewed the application and have no objection to the proposal.

LBH Noise Enforcement Team - no comment.

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: 2

Objecting: 2

Supporting: 0

The following comments were raised in the representations received:

Objection raised on the grounds that the design and access statement does not mention the property is in the Bruce Grove Conservation Area, the Heritage Action Zone or the local design guide for shopfronts. The application description is misleading and fails to mention the entirely new shopfront proposed. Elevation shows the proposed replacement of the shopfront. The property is within the Bruce Grove Conservation Area and should therefore follow the principles of Haringey Council's BGCA Shopfront Design Guide.

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. Inclusive access; &
3. Flue extractor.

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

Following officer's and objectors concerns, the application has been amended to reflect reinstate timber framed glazing and stall riser in accordance with Conservation Area Shopfront Front Design Guide principles. The amendment is considered to be acceptable and overcomes previous concerns.

The proposed shopfront in terms of its proportions, materials and choice of colour is considered acceptable and will relate well to the scale and character of the original building and surrounding area.

The proposed shopfront in terms of its proportions is considered acceptable, respecting to traditional shopfronts found in the area. In specific the shopfront incorporates a stallriser, transom bar, pilasters and corbels, as such respecting this parade and the appearance of the streetscene.

The fascia depth dimensions are proportionate to the size of the shopfront.

The proposal will do much to repair, tidy up and improve the appearance of the existing shop front. While not all the features of the original shop front will be restored, the proposal is still

an improvement on the existing situation and therefore preserves the local character and visual amenity of the area, and the character and appearance of the conservation area.

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.

The shopfronts within the vicinity of the site vary significantly, with this particular application reflects of a traditional shopfront. As a result of this, it is considered that the use of traditional feature such as a timber stall riser is considered acceptable.

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. The new shopfront makes for suitable provision with regards to access to disabled persons.

Flue Extractor

The proposed extractor flue would not be highly visible from rear windows within existing residential units above along High Road. As such, would not appear unacceptably overbearing when viewed from those properties. A condition shall be imposed that requires further details of the extractor system to be submitted to and approved in writing by the local planning authority prior to the first use of the restaurant, to ensure that the system will not result in unacceptable noise, odour and fume disturbance to be encountered by neighbouring residential occupants.

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 Prior to the commencement of the use hereby permitted, further details of the extract ventilation system to be installed shall be submitted to the Local Planning Authority for approval and implemented in accordance with the details as approved and permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority. The details to be submitted shall include:
- Anti-vibration mountings/dampers to be fitted to the fan and motor unit to prevent noise and vibration being transmitted into structure.
 - Flexible couplings between the fan unit and ducting to prevent vibration being transmitted along the ducting.
 - The position and height of the flue's terminal (preferably at the building's ridge height) so as to prevent potential smell/odour nuisance.
 - Details of suitable filtration to be incorporated into the extraction system (i.e. grease and carbon etc.)

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2016 and Policy DM1 of the Development Management DPD 2017.

- 4 The proposed replacement shopfront hereby approved shall see the existing timber stallrisers and pilasters retained.

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 Policies DM1, DM8 and DM9 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.

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: Mechanical Extract Ventilation

Any mechanical extract ventilation or other associated equipment installed in or on the building must be designed so as not to cause a nuisance through noise, vibration, or fumes. The grant of planning permission does not obviate the need to comply with relevant environmental protection legislation, nor imply that these other approvals will be given. The Council's Environmental Health Services (tel. 020 8489 1000) should be contacted on the detail of any such mechanical extract ventilation or equipment to be installed. Any new extraction/ventilation equipment requires planning permission. It is also pointed out that any changes to plant or equipment required to comply with other legislation may require further planning permission.