



Officer Report

Application Number:	HGY/2024/1094
Application Type:	Full planning permission
Address:	Shop A, 80 White Hart Lane, Tottenham, London, N17 8HP
Proposal:	Proposed side infill extension, façade alterations and associated works.
Case Officer:	Oskar Gregersen
Valid Date:	18/04/2024
Applicant:	Mr Brian Maguire
Agent:	Mr Nicholas Stockley

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a three-storey semi-detached building, forming part of a mixed-use terrace comprised of retail units at ground floor and residential at first and second floor level.

The site is not located within any conservation area nor is it locally listed.

2. THE PROPOSAL

The proposed is for proposed side infill extension, façade alterations and all associated works at 80a White Hart Lane.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2014/3456 | Addition of a studio flat at the rear of the ground floor
Approve w/ Conditions

- HGY/2018/2224 | Removal of condition 4 attached to planning permission HGY/2014/3456
Approve w/ Conditions

- HGY/2014/2762 | Addition of a single bedroom residential unit at the rear of the ground floor.
Refuse

- HGY/2024/0114 | Application to determine if prior approval is required for a proposed change of use of the existing launderette (Sui Generis Use) to a one-bedroom flat (Class C3). Application under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class M.
Approve w/ Conditions

4. CONSULTATION RESPONSES

No responses

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The application site is previously a laundrette, which has recently been granted for conversion to residential under prior approval (reference: HGY/2024/0114). This proposal seeks to infill a pitched portion of the site with brick to match the existing side extension and make amendments to the front elevation to regularise the appearance of the ground floor, helping the new residential unit to blend in with the surrounding area and achieve a better internal layout.

Façade alterations:

At present the front elevation of the site consists of timber panelling with a large portion of glazing fronting White Hart Lane. The alterations proposed to the front elevation consist of the removal of the existing door, and its replacement with glazing to match either side. The current laundrette branding will be removed with the new front glazing proposed to be obscured to enhance privacy of future occupants.

Overall, these changes can be supported as they are sensitive to the host building and blend in with the surrounding context including the neighbouring retail units, and ensure that the approved change of use (HGY/2024/0114) can be completed effectively. As such, it is deemed that the proposed changes to the façade would comply with Development Management DPD Policy DM1, as well as relevant policies in the London Plan and NPPF.

Infill Extension:

The proposed infill extension would replace an existing pitched roof portion of the building, 3.3m deep, 2.64m tall, by 1.95m wide, with a taller brick infill to match the height of the existing wrap around rear extension 3.3m deep, 3.4m tall, by 1.95m wide. This is effectively the same scale, but 760mm taller.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

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.

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 the amenity of neighbouring residents.

The proposed infill extension would add 760mm in height to an existing pitched element to the side building and would create a more consistent roofline with the rear portion of the building. This new infill borders the rear of No. 90 White Hart Lane and is a small increase in height over the existing. As such it is deemed that the proposal would not cause any issues of overshadowing or overlooking and would not have an adverse impact on neighbouring amenity, being generally compliant with DPD Policy DM1.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and 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.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. 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 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: 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: 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.