

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 17/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0592

Ward: Stroud Green

Date received: 20/02/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 981-00-A, 01A, 02A, 03A, 04A, 05A, 06A

Address: 85 Weston Park N8 9PR

Proposal: Retrospective application for replacement of plastic canopy on timber frame with original canvas retractable canopy

Applicant: Mr N Zabuvam Weston Park Bakery

Ownership: Private

Site Visit Date: 17/04/2015

Officer contact: Malachy McGovern

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Retrospective application for replacement of plastic canopy on timber frame with original canvas retractable canopy

3.2 Site and Surroundings

The application site comprises an end of terrace, three storey property located on the southern side of Weston Park, with cafe use on the ground floor and residential use above. The cafe has an outdoor seating area and large wooden and plastic canopy which has been subject to enforcement action and now been removed.

The property is not a Listed Building and is not located within a Conservation Area

The surrounding area provides a mixture of commercial and residential uses.

3.3 Relevant Planning and Enforcement history

Planning HGY/1989/0780 REF 28-11-89 85 Weston Park London Change of use from retail to restaurant and take away (A3) and installation of new shopfront.

Planning HGY/1992/0935 REF 08-12-92 85A Weston Park London Demolition of existing building and erection of artists studio and gallery.

Planning HGY/2001/0530 GTD 05-06-01 65 Weston Park London Construction of a two storey house to replace existing garage and the creation of new access onto Bourne Road.

Planning HGY/2005/0757 REF 14-06-05 R/O 85 Weston Park London Outline application for principle of new house on site.

Planning HGY/2015/0592 PENDING --- 85 Weston Park London Retrospective application for replacement of plastic canopy on timber frame with original canvas retractable canopy

Planning OLD/1972/1643 GTD 16-03-72 85 Weston Park Installation of new shopfront.

Wizard Reference Number Decision Decision Date Address Notes

Planning OLD/1972/1644 GTD 24-03-72 85 Weston Park Covering of yard between shop & bakehouse.

Planning OLD/1974/1669 REF 10-04-74 85 Weston Park Continuation of use of premises for cooking bread, confectionery etc. for distribution to branches & shops in addition to business at 85 Weston Park.

Planning OLD/1977/1395 GTD 01-03-77 85 Weston Park Display of two four-sheet advertisements panels at end of forecourt.

Planning OLD/1983/1755 REF 26-04-83 85 Weston Park 10/1/83 Use of the existing bakery at the rear of the shop for baking bread and cakes for sale.

Planning OLD/1988/2033 GTD 08-07-88 Weston Park Bakery 85 Weston Park London 7/12/87 Conversion into 2 self-contained flats.

Planning OLD/1988/2034 REF 27-09-88 Weston Park Bakery 85 Weston Park London 1/2/88 Change of use of ground floor from retail to public house and erection of new shop front.

Planning VOID/2015/0349 PENDING --- 85 Weston Park London Retrospective application for replacement of canvas retractable canopy with plastic canopy on timber frame

4. CONSULTATION RESPONSE

36 Neighbour Letters

LBH Transportation

LBH Planning Enforcement

No responses received

5 MATERIAL PLANNING CONSIDERATIONS

Neighbour Impact

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP Policy UD3 and concurrent London Plan Policy 7.6. The application seeks retrospective planning permission for the works already undertaken.

The shopfront alterations have been limited to installation of a replacement canopy to the front elevation of the ground floor cafe at the end of the terrace. The canopy has already been installed and does not alter the bulk or massing of the existing building, and is not considered to result in any loss of residential amenity in terms of daylight/sunlight or outlook issues to occupiers of the upper floor units or neighbouring properties.

Design

The changes are modest to the principal elevation on Weston Park and are considered to represent an improvement over the previously existing wooden and plastic structure which was subject to planning enforcement action. The new canopy would be retractable, discreet, in keeping with the character of the building and the commercial character of the street.

The development is acceptable in design terms.

Accessibility

London Plan Policy 7.2 and Local Plan Policy SP11 require new development proposals to provide satisfactory access for disabled people and the wider community. SPG6a 'Shopfronts, Signage and Security', "*require that shop entrances are designed to allow easy and safe access for all members of the community*".

The changes would have no material impact on the accessibility. The outdoor seating area would be retained as is currently arranged.

6.1 Conclusions

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

7. CIL APPLICABLE

N/a

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2015/0592

Applicant's drawing No.(s) 981-00-A,01A,02A,03A,04A,05A,06A

1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

981-00-A,01A,02A,03A,04A,05A,06A

Reason: In order to avoid doubt and in the interests of good planning.