

Officer Report

Application Number:	HGY/2024/0338
Application Type:	Full planning permission
Address:	Elmhurst Public House, Lordship Lane, Tottenham, N17 6AA.
Proposal:	Erection of a new timber framed, flat roofed pergola in the pub's beer garden. Installation of new 'festoon' lighting within the beer garden area, the erection of new timber fencing and new wrought iron gates.
Case Officer:	Neil McClellan
Valid Date:	08/02/2024
Applicant:	Star Pubs and Bars
Agent:	Mr Richard Cotton

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Erection of a new timber framed, flat roofed pergola in the pub's beer garden, installation of new 'festoon' lighting within the beer garden area, the erection of new timber fencing and new wrought iron gates.

Site and Surroundings

Public house located on the corner of the junction of Lordship Lane with Broadwater Road comprising an imposing three storey mock Tudor building on the corner, an enclosed beer garden to the side fronting Lordship Lane and a carparking area to the rear fronting Broadwater Road.

The character of the area is a mix of residential and commercial uses. A large vehicle repair garage is located next to the beer garden, fronting Lordship Lane but with its main vehicular access coming off Broadwater Road and running adjacent to the pub's rear boundary.

The site is within the Bruce Castle & All Hallows Conservation Area. The Grade I Listed Bruce Castle and its grounds lie opposite the site. The site itself is locally listed. The Conservation Area Appraisal and Management Plan states the following about it:

'Built in 1903 to the design of Charles M. Cobb, is a picturesque neo-Tudor composition, possibly a deliberate response to Bruce Castle. It is built in red brick with an oriel window and corner turret, gables with decorative timber framing, pargetting, stone mullion and transom windows with original

leaded lights, and inset relief panels depicting people at work, a distinctive feature. To the south is a single-storey billiard room and to the east a wall with scalloped coping encloses the yard/beer garden’.

Relevant Planning and Enforcement History

Extensive history of advert applications and other alterations relating to its use as a pub. Most recent application:

HGY/2023/3207 – Application for consent to display an advertisement with replacement illuminated fascia sign and projection sign. Granted 28.02.2024.

CONSULTATION RESPONSES

The following responses were received following consultation on the application:

LBH Arboricultural Officer:

- No objections to the proposal.
- There is existing hardstand, and the root protection areas will not be affected or impacted on.
- The proposed crown reductions will require a separate application for tree works.

Officer comment: An informative will be attached to the decision advising the applicant of the requirement for a separate application for tree works.

LBH Conservation Officer: No objections to the proposal.

LOCAL REPRESENTATIONS

One representation has been received from neighbours, local groups, etc in response to notification of the application, supporting the proposal.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance, and conservation; and
2. Neighbouring amenity.

Design, appearance & conservation.

Local Plan Policy SP11 outlines that all development should enhance and enrich Haringey’s built environment. Proposals should respect local context, character and historic significance, in order to contribute to the creation and enhancement of Haringey’s sense of place.

Policy DM1 of the Development Management DPD requires developments to be of the highest standard of design, which contribute to the distinctive character and amenity of the local area. Policy DM3 requires new adverts to be high quality and sensitive to the visual appearance of the surrounding street scene. This policy also notes that unsightly proliferation or clutter of signage in a vicinity should be avoided.

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. It 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.

London Plan Policy D8 sets out that the public realm should be well-designed, attractive and well-related to local/historic context. Policy D8 specifically seeks to reduce and remove street clutter, including street furniture that is poorly located, unsightly, or without a clear function. Applications which seek to introduce unnecessary street furniture should be refused.

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.

The Bruce Castle & All Hallows Conservation Area Appraisal and Management Plan (CAAMP) describes the pub in detail (see site description). The CAAMP sets out detailed advice on managing change within the conservation area.

Pergola

The new pergola is to be constructed as an open sided timber framed structure with timber support posts, beams and rafters forming a flat roof which will be finished with a bronze tinted polycarbonate sheet. The new pergola is to be built within the existing beer garden to the side of the pub. It will be set well back into the garden area. As such, it will be relatively shielded from view by the main pub building, and the public house building, the original high brick scalloped brick wall along the front of the beer garden, and by the adjoining commercial garage building.

The pergola's simple unfussy design and its modest size and height is considered suitably proportionate and complementary to the existing public house and its surrounds.

External lighting

The installation of new 'festoon' lighting within the beer garden, comprising low energy LED bulbs on cables strung between the existing public house building, the proposed pergola and the existing tree located to the north of the site. The proposed lighting is considered appropriate in terms of this design and appearance and should provide a gentler less intrusive form of illumination than the beer gardens existing flood lighting.

Replacement gates

The proposed wrought iron gates will replace the rather tired, unattractive and heavily graffitied existing plane timber gates located in the northern boundary wall of the site, facing Lordship Lane. This will remove an unsightly feature, and the introduction of new wrought iron gates with a fixed panel above the double gates, with scroll features and lettering forming an arch over the opening, will significantly improve the appearance of this boundary, and allow views into the site from the pavement.

Fencing

New 1800mm high close boarded timber fencing to the rear of the public house running from its rear wall to the rear boundary and separating the beer garden from the pub's rear parking area. The height of the new fencing will be below the level of the existing brick wall running along

the pub's rear boundary with the neighbouring house at 1 Broadwater Road's boundary wall. The proposed fence would not appear unduly prominent or look out of place.

Summary

Overall, the proposal is considered to be acceptable and consistent with the relevant policies outlined above protecting local visual amenity and preserving the character and appearance of the conservation area.

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.

The beer garden is existing, while the introduction of the proposed pergola and other improvements may result in an increase in its use, this is not considered to a degree likely to be detrimental to the amenities of neighbouring occupiers, particularly as the beer garden is located between the pub building and the adjacent vehicle repair garage on Lordship Lane. The nearest residential neighbour is 1 Broadwater Road, separated from the pub by the repair garages rear access road and the existing high masonry wall running along the pub's rear boundary. The new lighting is proposed towards the front of the site, away from this residential neighbour.

The proposal is therefore acceptable with regards to neighbouring amenity considerations.

Other Considerations

A thriving, revitalised and improved public house would be an asset to the local community.

CONCLUSION

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

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

Grant permission subject to the following conditions(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.

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: Tree works in a conservation area

All works to trees in a conservation area are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying works, and the works may only go ahead before the end of the 6-week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Order on the tree. The proposed crown reductions will therefore require a separate application for tree works.