



Officer Report

Application Number:	HGY/2024/2609
Application Type:	Full planning permission
Address:	21 Park Road, Hornsey, London, N8 8TE
Proposal:	Refurbishment of existing A3 Restaurant including a new shopfront and the creation of a separate access for the above residential unit. Extension of second floor outrigger to create a flat roof.
Case Officer:	Sabelle Adjagboni
Valid Date:	23/09/2024
Applicant:	Mr Dogukan Durmus
Agent:	Mr Ali Erturk

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the refurbishment of an existing restaurant including a new shopfront and the creation of a separate access for the above residential unit.

The scheme has been amended to remove the rear dormer and front rooflight proposed. The only change proposed at the rear is the second-floor outrigger roof extension from a pitched roof to a flat roof. Most properties on the terrace have already been extended in this manner at second-floor level.

Site and Surroundings

The application site is a three-storey building with commercial unit on the ground floor and residential units on the upper floors. The site is in Crouch End Conservation Area but is not a listed building.

The subject site is currently vacant. However, its history shows that it has been home to multiple restaurants on the ground floor and residential on the upper floor since the early 60s. Park Road is predominantly a commercial road with a lot of diverse commercial units on either side.

Relevant Planning and Enforcement History

There is no recent planning history in relation to the site.

Consultation Response

The LBH Conservation team has been consulted, and their comments are summarised as follows:

21 Park Lane lies within the Crouch End Conservation Area. Crouch End Conservation Area is an excellent example of a late Victorian/Early Edwardian suburban development. The area was built up in phases, but it nevertheless has a cohesive character. There is a generally high standard of materials and construction and a consistent architecture approach.

21 Park Lane is part of a long stretch of C19 shops which continues on from The Broadway broken up by the modern development adjacent. Those on Broadway have shopfronts which retain their shop surrounds and some early shopfronts. 21 Park Lane has an altered shopfront but retained a console bracket and pilaster to contribute to the significance of the Conservation Area.

There is no in principle objection to the creation of a separate entrance, several of the flats above in this building, and the more original section of this building on The Broadway have these. However, recessed entrances are not a feature of these shopfronts, and the design of the shopfront is not appropriate and would represent a downgrading in the quality of the shopfront and would be considered to cause harm to the significance of the Conservation Area.

The elevation is drawn at a scale where the level of detail required for this part of the proposed works is not sufficiently demonstrated. More detail on the proposed shopfront is required and it should not include a recessed door.

If the shopfront is to be replaced, the proposed shopfront should look to emulate the original/historic form of the shopfront. The missing console bracket, pilaster and capital should be reinstated on the left-hand side and the original fascia, including its cornice, should be reinstated. The proposed stall riser, door(s) and glazing arrangement should be designed to reflect the original shopfront along this street. Pictures of these are available online.

Regarding the rear extension and dormer, the others in the terrace have already been extended at second floor level in the manner shown in the proposed plans. In this context it would have a neutral impact on the significance of the Conservation area. However, none of the existing terraces have proposed dormers. The dormer is unbalanced in its design, and out of proportion with the roof slope it occupies and the windows below. It would be preferable to remove the dormer from the scheme in its entirety.

In the application's current form, particularly regarding the proposed replacement shopfront and new entrance, conservation does not support this scheme as it would be considered to cause harm to the significance of the Crouch End Conservation Area.

LOCAL REPRESENTATIONS

The application has been publicised by way of 46 letters. No representations were received in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

Regulation 3(1) of The Town and Country Planning (Control of Advertisement) Regulations 2007 states that a local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material; and any other relevant factors.

The definition of “amenity” includes both visual and aural amenity. Therefore, as well as visual amenity, the noise generated by advertisements should be considered. “Public safety” is not confined to road safety. Crime prevention and detection are relevant; the obstruction of highway surveillance cameras, speed cameras and security cameras by advertisements is now included.

The revised NFFP (2023) states in Chapter 12, Paragraph 136 that “The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.”

The main considerations in the assessment of this application are therefore amenity and public safety. In this respect DM Policy DM3 ‘Public Realm’ states that proposals for all advertisements should be designed to a high standard and, in particular, should:

- Contribute to a safe and attractive environment;
- Be of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of listed buildings and conservation areas;
- Avoid unsightly proliferation or clutter of signage in the vicinity;
- Not cause a hazard to pedestrians or road users, including by siting and design;
- Be sited to avoid visual intrusion of light pollution into adjoining residential properties;
- Where appropriate, be constructed of materials and finishes which discourage both graffiti and fly posting.

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, 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. 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.

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 considered. 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.

Shopfront Alterations:

21 Park Lane is part of a long stretch of C19 shops which continues from The Broadway broken up by the modern development adjacent. Those on The Broadway have shopfronts which retain their shop surrounds and some early shopfronts. 21 Park Lane has an altered shopfront but retained a console bracket and pilaster to the right-hand side, with original windows above. Despite its altered shopfront it is considered to positively contribute to the significance of the Conservation Area.

Following guidance from the conservation team, the proposal has been amended. The new shopfront will mirror that of No.23 Park Road next door which has retained its historic design over the years. This would address the conservation teams comments and will constitute an acceptable shopfront design. Details of the fascia have not been provided but will be conditioned as part of this planning permission.

The proposed shopfront due to its design and detailing is considered to be acceptable and sympathetic to the shopfronts within its immediate surroundings. As such the proposal will enhance the character of both the shopfront and its host building within Park Road and the Conservation Area at large.

Outrigger Roof Extension

Almost all the properties on the terrace have a flat roof design similar to what is proposed here for their second-floor outrigger. Hence, the proposal will be in keeping with the pattern of development on the street. The proposed material will match the existing where appropriate. Hence the proposal would have no adverse impact on the design and appearance of the terrace and conservation area.

Impact on Neighbouring Amenities

Policy DM8 supports advert proposals as long as they are high quality and sensitive to their surroundings, do not contribute to visual clutter and do not cause visual intrusion by virtue of light pollution into adjoining residential properties.

The extension of the rear outrigger roof will have a negligible impact on the daylight or sense of enclosure for the neighbours at No. 23 given the considerable distance between the two outriggers. Additionally, No. 23 has no side windows at that level. Therefore, there will be no material impact on their privacy.

As such, the proposal is in line with the above policies.

Highway safety

Policy DM8 goes on to state that all adverts should be designed and sited so as not to cause a hazard to pedestrians or road users. The Council needs to be convinced that the proposal while attracting attention would not endanger vehicle users.

The proposal will not cause distraction to road users using the adjacent highway.

As such, the proposal is considered acceptable in this instance in general accordance with Policies DM1, DM3, DM8 and DM9 of the Development Management, Development Plan Document 2017, and Policies SP7, SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the Town and Country Planning (Control of Advertisement), and the NPPF.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted 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

Registered No. HGY/2024/2609

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 No works for the installation of a new shopfront, windows or doors shall be carried out on the site until detail elevations and sections at a scale of 1:20 or 1:10 of the proposed shopfront which demonstrate the details of the proposed fascia, cornice, architrave, fanlights, stall riser, window and doors, as well as the proposed console brackets and pilasters have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 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.