

Location **Unit 1 Northway House 1379 High Road London N20 9LN**

Reference: **17/6462/FUL** Received: 11th October 2017
Accepted: 23rd October 2017

Ward: Totteridge Expiry 18th December 2017

Applicant: Ms Bina Saini

Proposal: New shopfront. Installation of new louvered door and partial window air grille

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - D070.9000
 - D070.9001
 - D070.9002
 - D070.9003
 - D070.9004 Revision C
 - D070.9005

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 Prior to the extensions hereby approved being occupied or brought into use the external surfaces of the extensions shall all be constructed and finished in full accordance with the materials specified on the plan D070.9004 Revision C.

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The developer is required apply to the Highway Authority for a Projection Licence under Highways Act 1980 for any overhanging over the public highway. The overhang must be a minimum height of 2.7 metres above the footway and 4.1 metres above the carriageway. Advice on projection licence can be obtained from Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ.

Officer's Assessment

1. Site Description

The application site relates to a commercial unit at ground floor level of Northway House, 1379 High Road. The site is not a Statutory Listed, locally listed Building, nor does it located within a Conservation Area.

2. Site History

Reference: B/05674/13

Address: Northway House, 4 Acton Walk, London, N20 9SL

Decision: Approved subject to conditions

Decision Date: 24 July 2014

Description: The extension, refurbishment, alteration and change of use of Northway House to provide for a residential led mixed use development comprising a total of 145 new dwellings (Use Class C3), 1978.5 square metres (NIA) of flexible Use Class B1a (office) floorspace, 324 square meters (NIA) of 'open' Use Class D1 floorspace (education and community uses), together with ancillary reception floorspace and associated landscaping, car parking and access (AMENDED PLANS AND ADDITIONAL INFORMATION).

Reference: 14/07497/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 26 January 2015

Description: Submission of details of condition 14 (Biodiversity) pursuant to planning permission B/05674/13 dated 25/07/14

Reference: 14/07501/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 19 January 2015

Description: Submission of details of condition 19 (Energy Strategy) pursuant to planning permission B/05674/13 dated 25/07/14

Reference: 14/07502/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 19 January 2015

Description: Submission of details of condition 25 (Air Quality Report) pursuant to planning permission B/05674/13 dated 25/07/14

Reference: 14/07505/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 14 January 2015

Description: Submission of details of condition 20 (Water Infrastructure and Drainage Strategy) pursuant to planning permission B/05674/13 dated 25/07/14

Reference: 14/07632/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 20 March 2015

Description: Submission of detail of condition 26 (Scheme of Measures to Mitigate the Impact of Noise from Traffic) pursuant to planning permission reference B/05674/13 dated 25/07/2014

Reference: 14/07638/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 20 March 2015

Description: Submission of details of Condition 30 (Extraction and Ventilation) pursuant to planning permission B/05674/13 (dated 25/07/2014)

Reference: 15/01340/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 15 April 2015

Description: Submission of details of conditions 4 (Levels), 10 (Details of Location of Wheelchair access for Disable People), 11(Inclusive Access), 13 (Contaminated Land), 14 (Scheme Promoting Biodiversity), 15 (Protected Species -Details), 19 (Details of Energy Strategy) , 20 (Details of Water Infrastructure and Drainage Strategy), 25 (Scheme for Air Pollution Mitigation Measures), 26 (Scheme of Measures to Mitigate the Impact of Noise from Traffic), 30 (Extraction and Ventilation), 51 (Landscaping -Details), 54 (Method Statement -Trees), and 55 (Trees -Protective Fencing), pursuant to planning permission reference: B/05378/14 dated 23/01/2015

Reference: 15/01346/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 23 July 2015

Description: Submission of details of condition 3 (materials), 28 (sound insulation), 34 (architectural features), 44 (access), 50 (boundary treatment) pursuant to planning permissions reference B/05674/13

Reference: 15/01402/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Withdrawn

Decision Date: 23 July 2015

Description: Submission of details of condition 34 (Boundary Treatment) pursuant to planning permission reference: B/05674/13, dated: 25/07/2014 and planning permission reference: B/05378/14, dated: 23/01/2015

Reference: 15/01404/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Withdrawn

Decision Date: 23 July 2015

Description: Submission of details of condition 50 (Boundary Treatment) pursuant to planning permission references: B/05674/13, dated: 25/07/2014 and planning permission reference: B/05378/14, dated: 23/01/2015

Reference: 15/01748/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 1 May 2015

Description: Submission of details of condition 28 (Scheme of Sound Insulation Measures) pursuant to planning permission references: B/05674/13, dated: 25/07/2014 and planning permission reference: B/05378/14, dated: 23/01/2015

Reference: 15/01857/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Withdrawn

Decision Date: 23 July 2015

Description: Submission of details of condition 44 (Access) pursuant to planning permission references: B/05674/13, dated: 25/07/2014 and planning permission reference: B/05378/14, dated: 23/01/2015

Reference: 15/01970/CON

Address: Flat 1, Northway House, 4 Acton Walk, London, N20 9BL

Decision: Approved

Decision Date: 23 July 2015

Description: Submission of details of condition 3 (materials), 28 (sound insulation), 34 (architectural features), 37 (construction management plan), 44 (access), 50 (boundary treatment) pursuant to planning permissions reference B/05378/14

Reference: 17/6463/ADV

Address: Ground Floor, Northway House, 1379 High Road, London, N20 9LP

Decision: Approved subject to conditions

Decision Date: 7 December 2017

Description: Installation of 1no internally illuminated fascia sign

3. Proposal

The applicant seeks permission for the following;

- New shopfront. Installation of new louvered door and partial window air grille

4. Public Consultation

Consultation letters were sent to 58 neighbouring properties. 41 objections received.

- Size of the signage - too large
- Significantly larger than any sign for 'Northway House' - there is no signage for 'Northway House' - loss of 'Northway House's' identity.
- Misleading - implies the building is called 'Angle House'
- It will be confusing for deliveries, visitors, emergency services and the council, already issues at present with couriers/deliveries locating the building.
- Opposed to the premises being used as a dentist.
- Illuminate sign will destroy the low-light environment of the newly build residential area
- Not in keeping with the neutral colours of the building and will darken the buildings appearance.
- Unsightly - spoil the aesthetic of the building/main entrance
- Louvered vent door will restrict natural light to the commercial unit
- The signage has no reference to it being an orthodontist

- Makes the front of the building look too commercial/industrial

The highways department were consulted with regard to this application and no objections were raised.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Draft London Plan 2017

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

- New shopfront. Installation of new louvered door and partial window air grille

Impact on the character of the area

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

The ground floor unit benefits from a Use Class D1 floor space under planning permission ref: B/05378/14. The premises would be occupied by an orthodontist to which this signage relates and falls within the remits of D1 use. Advertising consent has been approved for the implementation of the shopfront fascia signage under application no. 17/6463/ADV.

The highways department were consulted with regard to this application and no objections were raised.

The shop front has a wide two stepped façade which is predominantly glazed with cream coloured block style cladding surrounding the windows. The section of the shop front which is closest to the adjacent highway has the widest glazed section of the two. This part on the site is where the main entrance is located leading into the proposed reception/waiting area.

The vast majority of the commercial unit's glazed front (9.23 metres of 13.32 metres) will remain clear glazed approximately 7 glazed panels in width, the remaining area consisting of three glazed panels will be covered in an obscure vinyl film to create privacy from the street scene for one of the proposed treatment rooms. This will create a sensitively well-proportioned meanwhile practical frontage with a large active frontage onto the street.

To the left hand side of the commercial unit when viewed from the adjacent highway there is a step back from the main relatively small section comprising of a glazed section of approximately 5.39 metres in width. At present a large green electrical box is situated in front of this part of the site blocking much of the visual from the street scene. Three of the glazed windows here are to be covered in an obscure vinyl film again to create privacy for a treatment room. The at present clear door to be replaced with a louvered door which will provide ventilation internal bin storage area while having the practical functionality of fire escape, furthermore there will be a panelled section above the glazed panels which will be converted into air grille again to provide ventilation to the premises. This part of the shop

frontage is subordinate to the main frontage and partially obscured, therefore it is considered the proposed changes are acceptable.

The use of grey for the ventilation, air grille and signage is in keeping with the fenestration present on the ground commercial unit.

Furthermore it is noted that the use of the main apartment tower of which this commercial unit is adjoined to benefits from grey/metallic detailing across its façade. In the local vicinity there is a variety of commercial and industrial units in use by numerous business types. The surrounding units have a variety of shop front styles and signage's; it is considered that the proposal is in line with Policy 7.4 (Local Character) of the London Plan, due to its proportional design, retention of an active frontage and sympathetic use of materials in comparison to surrounding units.

The proposed extension and changes to the unit would be a proportionate extension that would not harm the character and appearance of the general locality and host property.

It is considered that the proposal's character in terms of appearance, scale, mass, height and surrounding buildings would be in keeping with the local area in accordance with Policy DM01 of the Development Management Policies DPD.

Whether harm would be caused to the living conditions of neighbouring residents

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

In terms of impact on the visual amenity of the neighbouring occupiers the site is set forward of the main apartment building constructed so would not be visible internally from said apartments. It is considered that the use of an internally illuminated shop front would have an acceptable level of impact of the light levels within the street scene.

The proposal is considered to meet be aligned with the requirements of policy 7.6 of the London Plan. With regard to planning decisions and specifically the amenity of the residential buildings, in relation to privacy and overshadowing the proposal will not extend the premises from its current state and therefore not have a significant impact and therefore be in accordance with the guidance of policy 7.6 of the London Plan.

With the proposed use as a dental clinic and the location of the premises in relation to the dwellings it is considered that there would be limited impact in terms noise from operation of the business day to day and the clientele using the premises.

It has been outlined that medical waste will be securely stored within an internal bin store and collected by Cannon Hygiene specialist and Domestic waste by Barnet council from the appointed location within Northway House outlined by the original permission involving the commercial unit.

Taking into account the scale of the proposed shop front alterations relative to the existing building and the neighbouring properties it is considered that the proposal will not result in unacceptable levels of harm to the visual or residential amenity of neighbouring occupiers in accordance with Policy DM01 of the Development Management Policies DPD.

5.4 Response to Public Consultation

41 objections received, main concerns;

- Size of the signage - too large

The signage is considered to be proportional to the size of the unit and in keeping with the character of signage visible on other units in the vicinity.

- Significantly larger than any sign for 'Northway House' - there is no signage for 'Northway House' - loss of 'Northway House's' identity.

The signage is considered to be proportional to the size and massing for the unit. The signage is relates to the business and the commercial unit.

- Misleading - implies the building is called 'Angle House'

The business is a well established with various other locations across London, the name used on the signage is merely that of a legitimate business and therefore it is not under the jurisdiction of the planning department to prevent a business using the premises in the same way any other business would.

- It will be confusing for deliveries, visitors, emergency services and the council, already issues at present with couriers/deliveries locating the building.

The signage only relates to the commercial unit at the foot of 'Northway House'. The signage is relevant to the business and as the sizing and style of signage is deemed acceptable there are not planning grounds for refusal.

- Opposed to the premises being used as a dentist.

The ground floor unit benefits from a Use Class D1 floorspace under planning permission ref: B/05378/14. The premises would be occupied by an orthodontist to which this signage relates and falls within the remits of D1 use. It is considered a sensitive use for its position with the high street.

- Illuminate sign will destroy the low-light environment of the newly build residential area.

An internally illuminated sign upon this unit is considered to have a relatively minor impact on 'low-light environment'. Taking into consideration the number of lampposts in the locality and the variety of signs both internally and externally illuminated in close proximately it is considered that there would be an acceptable effect on the environment.

- Not in keeping with the neutral colours of the building and will darken the buildings appearance.

The use of grey for the ventilation and air grille is in keeping with the fenestration present on the ground commercial unit. Furthermore it is noted that the use the main apartment tower of which this commercial unit is adjoined to benefits from grey/metallic detailing across its façade.

- Unsightly - spoil the aesthetic of the building/main entrance

As addressed in the report the aesthetics of the proposal is considered to be in keeping with the adjoining development and the surrounding area. The changes are considered relatively minor in terms of their visual impact.

- Louvered vent door will restrict natural light to the commercial unit

Internally where the louvered door is proposed leads to a bin storage area. It is not considered that this would have a significant impact on the lighting of the main areas of the premises.

- The signage has no reference to it being an orthodontist
It is not a requirement for the signage to detail what the premise's use is, the signage clearly depicts the business' name.

- Makes the front of the building look too commercial/industrial
The unit is a commercial unit and it is considered that the shop front is relatively uncluttered and therefore sympathetic to the surrounding units.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set out in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and wider locality Area. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

