

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 hereby approved development relates solely to the installation of the new shop front; alterations to or installations of new adverts on the site are liable to separate approval.

Officer's Assessment

1. Site Description

The application concerns a Ground floor retail-use property with residential units above Located at 1-3 Charcot Road. The surrounding area is comprised of similar units. The site is currently classified for uses A1-3, however is currently vacant. The building is not listed, nor is it situated in a conservation area.

2. Site History

Reference: 15/01661/FUL

Address: 1 Charcot Road, London, NW9 5HG

Decision: Approved subject to conditions

Decision Date: 12 January 2017

Description: Erection of a footbridge linking Charcot Road to Montrose Park, including all enabling works.

Reference: 15/02252/CON

Address: 1 Charcot Road, London, NW9 5HG

Decision: Approved

Decision Date: 14 May 2015

Description: Submission of details of conditions 3 (Materials), 4 (Details - Glazing and window frames; Projection of oriel windows; Terracotta, timber and mesh spacing; Window openings) and 29 (Landscaping) pursuant to planning permission H/3131/14 dated 27/08/14

Reference: 15/03022/FUL

Address: 1 Charcot Road, London, NW9 5HG

Decision: Approved subject to conditions

Decision Date: 2 December 2015

Description: Application for brick built substation with flat roof (alternate design to H/04927/14) and proposed timber screen enclosure to ancillary plant

Reference: 15/05822/NMA

Address: 1 Charcot Road, London, NW9 5HG

Decision: Approved

Decision Date: 9 October 2015

Description: Non material amendment to planning permission H/03131/14 dated 27/08/2014. Amendments to include increase in D2 use

Reference: 15/07219/ADV

Address: 1 Charcot Road, London, NW9 5HG

Decision: Approved subject to conditions

Decision Date: 20 January 2016

Description: Installation of various non-illuminated signs including gantry signs, hoardings, fascias and window graphics (retrospective application)

Reference: 16/5188/CON

Address: 1 Charcot Road, London, NW9 5HG

Decision: Split Decision

Decision Date: 16 September 2016

Description: Submission of details for condition 18b (Contaminated Land Desktop Study) 28 (External Lighting) 31 (Car Parking) 32 (Car Parking Management Plan) 34 (Delivery and Servicing Management Plan) 35 (Electric Charging Points) 36 (Cycle Parking Facilities) 38 (Student Pick Up and Drop off Management Scheme) pursuant to planning permission H/01110/13 dated 03/04/14

Reference: 16/6243/CON

Address: 1 Charcot Road, London, NW9 5HG

Decision: Approved

Decision Date: 8 February 2017

Description: Submission of details for conditions 22 (Refuse and Recycling Plan) 23 (Indemnity agreement due to waste collection) and 28 (External Lighting Scheme) pursuant to planning permission H/03131/14 dated 27/08/2014, , , ,

Reference: 16/7357/FUL

Address: 1 Charcot Road, London, NW9 5HG

Decision: Approved subject to conditions

Decision Date: 3 March 2017

Description: Formation of external deck area with glass balustrade at first floor level

Reference: 17/2483/CON

Address: 1 Charcot Road, London, NW9 5HG

Decision: Approved

Decision Date: 11 May 2017

Description: Submission of details of conditions 25 (Extraction And Ventilation) pursuant to planning permission H/03131/14 dated 27/08/14

3. Proposal

The application seeks full planning permission for the installation of a new shop front to 3 Charcot Road.

This would involve the replacement of an existing window with an entrance door (2.4 metres in height and 1.2 metres width) with surrounding windows. There will also be proposed signage zone above the door which will be the same as that of the existing signage.

4. Public Consultation

Consultation letters were sent to 95 neighbouring properties. 5 responses were received, all of which were objections.

The objections can be summarised as follows:

- Noise pollution
- Devalue properties located above
- Disingenuous application - The site will be used as a restaurant
- Increased pedestrian footfall
- Increased risk of traffic and traffic accidents
- Work has begun in the unit
- No sufficient waste disposal
- Smell of food will be constant throughout the above buildings
- Not informed of the application

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 2031. 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.

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

This application proposed alterations to the existing shop front including the replacement of the existing window arrangement with a shop entrance and glazing of equal size to that of the existing window arrangement. The proposed new shopfront will be located along the principle elevation of the building fronting the main road.

It is considered that the proposed alterations to the existing windows and proposed signage zone will not have a detrimental impact on the character and appearance of the host property, neighbouring street scene and the wider locality.

The shop fronts surrounding the application site have similar designs and slight varying designs. The overall nature of the shopfronts is that of a glazed frontage with signage above or around the entrance. As such it is not considered that the proposed works would compromise or harm the character of the surrounding area.

The proposal is in line with the Design Guidance No. 10 Shopfronts and as such is recommended for approval.

Officers consider that the proposed changes to the shopfront windows will not have any physical impact that will affect neighbouring occupiers.

5.4 Response to Public Consultation

- The proposed shopfront will not create noise which would be considered to be harmful to the surrounding residents.
- The devaluation of the above properties is not a planning consideration, the application is also for a shopfront and does not relate to the use of the existing space. The use of the existing space is for Class A1-3. Works which may have begun within the unit are not associated with the application itself.
- Increased footfall is to be expected as a result of the proposed new shopfront, this however will not be detrimental or cause harm to the area. This will also not detrimentally increase the risks of traffic collisions within the area.
- The disposal of possible waste for this application is seen to be sufficient.
- The smell of food does not relate to the application for a new shopfront.
- All residents which would be affected by the proposed application have been adequately consulted.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set 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 the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

