

**LOCATION:** 860 High Road, London, N12 9RH  
**REFERENCE:** F/03699/12 **Received:** 01 October 2012  
**Accepted:** 05 October 2012  
**WARD(S):** Woodhouse **Expiry:** 30 November 2012

**Final  
Revisions:**

**APPLICANT:** Mr Koyunlu

**PROPOSAL:** Retention of the installation of new shopfront.

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Plan No's: 1235 P 1B; 1235 S 1A.

Reason:

For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVE(S):**

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011, the Core Strategy (2012) and the Adopted Local Plan Policies (2012).

In particular the following policies are relevant:

Core Strategy (Adopted) 2012:

Relevant policies: CS NPPF, CS1, CS5.

Development Management Policies (Adopted) 2012:

Relevant Policies: DM01, DM02.

ii) The proposal is acceptable for the following reason(s): -

The proposal complies with Council policies that seek to preserve the character of areas and individual properties and it is considered to have an acceptable impact on the Woodhouse ward. The proposal is considered acceptable in terms of appearance and would be compatible with existing properties in the vicinity of the site. The proposal would not detract from the amenities of surrounding occupiers.

**1. MATERIAL CONSIDERATIONS**

National Planning Policy Framework:

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 Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains 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 July 2011:

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.

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.

#### Core Strategy (Adopted) 2012:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5.

Relevant Development Management Policies (Adopted) 2012: DM01, DM02.

#### Other Material Considerations:

Design Guidance Note 10 - Shopfronts.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Barnet will soon be consulting on two lower tier documents to implement the Core Strategy and Development Management Policies documents. These are now material considerations. The links to the DPRs for each document are set out below.

## Relevant Planning History:

**Site Address:** 860 High Road N12  
**Application Number:** N07582  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 15/01/1984  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **New shopfront**  
**Case Officer:**

**Site Address:** 860 High Road LONDON N12  
**Application Number:** N07582C  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 14/09/1988  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **New display window on Ravensdale Avenue frontage.**  
**Case Officer:**

**Site Address:** 860 High Road LONDON N12  
**Application Number:** N07582B  
**Application Type:** Advertisement  
**Decision:** Approve with conditions  
**Decision Date:** 10/09/1987  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Illuminated projecting sign and new internally illuminated fascia lettering.**  
**Case Officer:**

**Site Address:** 860 High Road London N12 9RH  
**Application Number:** C01543B/07  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 05/12/2007  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Proposed extractor system.**  
**Case Officer:** Fabien Gaudin

**Site Address:** 860 High Road London N12 9RH  
**Application Number:** C01543A/05  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 17/01/2006  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Change of use of first floor and part-ground floor (within single storey building fronting Ravensdale Avenue) from Retail (Class A1) to Restaurant (Class A3). Alterations to shopfront including formation of access to first floor from High Road and repositioning of Retail Unit entrance.**  
**Case Officer:** Fabien Gaudin

**Site Address:** 860 HIGH ROAD LONDON N12  
**Application Number:** C01543  
**Application Type:** Advertisement  
**Decision:** Approve with conditions

**Decision Date:** 30/06/1967  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Advert**  
**Case Officer:**

**Site Address:** 860-884 High Road N12  
**Application Number:** N/03278  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 06/09/1972  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **redevelopment with twelve shops, offices and six maisonettes**  
**Case Officer:**

**Site Address:** 860-884 High Road N12  
**Application Number:** N/03278/A  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 10/01/1973  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **13 shops, 13 maisonettes and garages**  
**Case Officer:**

**Site Address:** 860-884 High Road N12  
**Application Number:** N/03278/B  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 26/06/1974  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **the redevelopment with 4 and 5 storey blocks of 46 flats, with parking.**  
**Case Officer:**

**Site Address:** 860 High Road, London, N12 9RH  
**Application Number:** F/02049/12  
**Application Type:** Full Application  
**Decision:** Not yet decided  
**Decision Date:** Not yet decided  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Retention of the change of use from Class A1(Retail) to Class A3 (Restaurant)**  
**Case Officer:** Neetal Rajput

**Site Address:** 860 High Road, London, N12 9RH  
**Application Number:** F/03700/12  
**Application Type:** Advertisement  
**Decision:** Not yet decided  
**Decision Date:** Not yet decided  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Retention of the installation of 3no. new internally illuminated fascia signs**  
**Case Officer:** Neetal Rajput

## **Enforcement Notices**

Reference Name **ENF/00704/08**

Description **Breach of Condition Notice dated 30-9-09 under section 187A of the Town & Country Planning Act 1990. (Condition 4 of the planning permission C01543A/05)**

Reference Name **ENF/00704/08 / SrvEND**

Description **Without planning permission, the change of use from Retail (Class A1) to Restaurant (Class A3) within the last ten years**

Allowed at Appeal

### Consultations and Views Expressed:

Neighbours Consulted: 45

Replies: 5

Neighbours Wishing To 0

Speak

The objections raised may be summarised as follows:

- Rise in noise level since new doors have been fitted – allows access onto Ravensdale Avenue– neighbours would need to stay in doors to avoid noise., loud music and announcements made over the microphone running into the early hours of the morning.
- Previous design was much quieter and aesthetically better looking.
- Odour from cooking – unable to enjoy garden.
- Suffered from mephitic fumes.
- Shopfront installed with no regard for the requirements of planning permission.

One letter of support received - new shop front looks nice.

Date of Site Notice: 11 October 2012

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The site is a two-storey building at the corner of Ravensdale Avenue and High Road in North Finchley Town Centre. The site lies within a secondary retail frontage. The property is located amongst a number of larger properties that operate for commercial usage with residential units above. This particular site has been operating as a Turkish restaurant.

There has been a previous enforcement investigation at the application site for '*Without planning permission, the change of use from Retail (Class A1) to Restaurant (Class A3) within the last ten years*'. The change of use from Retail (Class A1) to Restaurant (Class A3) within the last ten years was allowed at appeal APP/N5090/C/11/2163953 in June 2012.

### Proposal:

The application is for the retention of a new shop front. There has been the insertion of bio-folding doors on the side elevation and glazing bars on the front elevation with a change in the position of the front door.

There is a current application F/03700/12 for '*retention of the installation of 3no. new internally illuminated fascia signs*' which is under considerations and amendments have been requested in regard to the proposal.

#### Planning Considerations:

Housed in the purpose built unit, the proposed new shop front would have little detriment on any other properties or the character of the area generally. It is in character with this part of North Finchley town centre. Its design, size and siting is acceptable. The scale, proportions and materials are appropriate for the premises and do not have a damaging impact on the rest of the street. It is considered that the shop front would be an improvement on others along the street.

Due to the variation of shops along the street it is not considered that the change in style will have any harmful impact on the character of the area of the North Finchley town centre. Given the commercial nature of the surrounding area, the new shop front remains in keeping with the guidelines for the area, the shop front is considered to be in keeping. This application is in keeping with Council policies and guidelines and is therefore recommended for **APPROVAL**.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

It is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal and the objections have been covered in the above appraisal.

### **4. EQUALITIES AND DIVERSITY ISSUES**

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

### **5. CONCLUSION**

The new shop front is considered acceptable in terms of appearance and would be compatible with existing properties in the vicinity of the site. The proposal does not detract from the amenities of surrounding occupiers. It is considered that the new shop front would comply with Council Design Guidance and the application is recommended for **APPROVAL**.

**SITE LOCATION PLAN:**

**860 High Road, London, N12 9RH**

**REFERENCE:**

**F/03699/12**



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