



PLANNING STATEMENT



Application Site: 2-3 Halliwick Court Parade, London N12 0NB

Proposal: New shopfront & Signage. Installation of an extraction unit.

Our Ref: 23029

Date: October 2023

T:0208 809 2320 M: 07703 590696
Planning & Architectural Consultant
For and on Behalf of ARCHPL Ltd.
400 West Green Road London N15 3PX

CONTENTS

1. INTRODUCTION
2. SITE LOCATION AND DESCRIPTION
3. HISTORY
4. THE PROPOSAL
5. POLICY CONSIDERATIONS
6. PLANNING CONSIDERATIONS
7. CONCLUSION

1.0 INTRODUCTION

This statement is submitted by ARCHPL Planning Limited in support of a planning application for a new shopfront and signage including the installation of a kitchen extract system.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site is in a sub-town centre location serving the immediate residential neighbourhood of Friern Barnet. It is bordered by two main roads Woodhouse Road(A1003) in a north-south alignment and Colney Hatch Lane (B550) in an east-west alignment.

2.2 The application site is located on the ground floor of Units 2 and 3 Halliwick Court Parade, Woodhouse Road, N12 0NB, consisting of 2no. two-storey terraced buildings, with residential units at first floor.

2.3 The surrounding area is both residential and commercial in character, with a variety of terraced dwellings, apartment blocks as well as various retail shops and services located along the street.

2.4 The site is not located within a conservation area and the building(s) is not a listed.

3.0 HISTORY

3.1 N15759/07 3 flats within roof space
B/03596/09 Flats above No. 3 & 4
B/00572/09 Change of use from Class A1 to Class A3
Co2703A New Shopfront
21/2968/FUL 9 self contained flats at 3rd floor level
22/5727/FUL Conversion of the existing vacant cafe into restaurant including single storey rear extension
23/1349/FUL Conversion of the existing vacant cafe into restaurant including single storey rear extension

4.0 THE PROPOSAL

The proposal seeks planning permission for a new shopfront & Signage, and installation of an extraction unit.

5.0 POLICY CONSIDERATIONS

5.1 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.

- 5.2 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021. 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.
- 5.3 The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...being clear about design expectations, and how these will be tested, is essential for achieving this'. 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.
- 5.4 The Mayor's London Plan 2021
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.
- 5.5 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.
- 5.6 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
- 5.7 The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.
- 5.8 Barnet's Local Plan (Reg 22) 2021
Barnet's Draft Local Plan on 26th November 2021 was submitted to the Planning Inspectorate for independent examination which will be carried out on behalf of the Secretary of State for the Department of Levelling Up, Housing and Communities. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2021 (as amended).

5.9 The Regulation 22 Local Plan sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan and the stage that it has reached.

5.10 Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low-density suburban housing with an attractive mixture of terrace, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent regarding the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

5.11 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.

6.0 PLANNING CONSIDERATION

6.1 Principle of development:

Variety of commercial and retail buildings occupy Woodhouse Road, with several restaurants across the street. The proposal would adapt well within the street scene, with the variety of retail, commercial and residential usages still maintained within the street. It is thus considered that the proposal would be acceptable in principle with regards to the character, amenity, and environmental aspects.

6.2 Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

Development plan policies such as DM01 which states that all proposals should preserve and enhance the local character of the area, as well as policies CS05 (both Barnet Local Plan), D1, D3 and D6 (of the London Plan).

- 6.3 The character of the surrounding area is mixed with predominantly retail uses on the ground floor and residential use above. There are varying styles of shopfronts and eclectic signage forms. The proposed shopfront would consist of glazed aluminium framing finished in black with central sliding doors, with the remainder of the frontage to be finished in porcelain tile wood effect.
- 6.4 The signage is to be composed of 3D profile made of stainless steel, painted with reflective gold (mirror effect), Acrylic back with LED backlit.
- 6.5 The overall design is considered to be in line with the frontages across much of the street and will enhance the appearance of the currently run-down street scene.
- 6.6 - Whether harm would be caused to the living conditions of neighbouring residents / Environmental Health Assessment;
Policy DM01 of the Development Management Policies (Adopted) 2012 states that all development should represent high quality design policy DM04 requires adequate ventilation and extraction equipment to be installed to ensure that potential adverse odour and noise impacts are appropriately mitigated.
- 6.7 Due to concerns with odour and noise nuisance, the extract system will be fully compliant with noise and odour mitigation measures as proposed on plans and supported by manufacturers' specification literature.
- 6.8 The proposed extraction flue has been located to minimise the impact on residential properties within the host building; it is located away from windows and thus will not impact the outlook of properties. Furthermore, the ducting is proposed to terminate 1.5m above building eaves level, which is more than the minimum requirement of 1.0m above eaves level in accordance with the Council's environmental health requirements that seek to minimise the impact of odour on adjoining residential properties.
- 6.9 Moreover, the existing rear elevations of neighbouring units is cluttered with several extraction flues associated with the ground floor commercial uses and partly by the residential uses. Although the proposed flue would further contribute to this appearance, the main elements of the extraction system would be installed internally. It is thus considered that the addition of the flue would not detract from the established character of the building as only the ducting itself would be remaining externally with its minimal cross-sectional size. Hence, given the existing structures located on the rear elevation, the flue would not be disrupting the rear elevation therefore would not appear uncharacteristic regardless of its visibility from Lyndhurst Avenue.
- 6.10 It is thus considered that the proposed plant will not adversely affect nearby residential properties by way of appearance, and particularly by way of noise and odour impacts.

7.0 CONCLUSION

- 7.1 It is considered that the development as proposed would not have an adverse impact on the character and appearance of the application site, the street scene and the locality nor is it considered to have an adverse impact on the amenities of nearby occupiers.
- 7.2 The application should reasonably be granted planning permission.