

# Design Access Statement

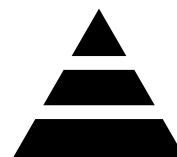
## Planning Application December 2023

**Site:** 811 HIGH ROAD, LONDON N12 8JT

**Proposal:** Change of use of retail unit into new restaurant (E use class) and into 2 smaller retail units with alterations to shop front for new access and installation of extraction flue system to rear side.

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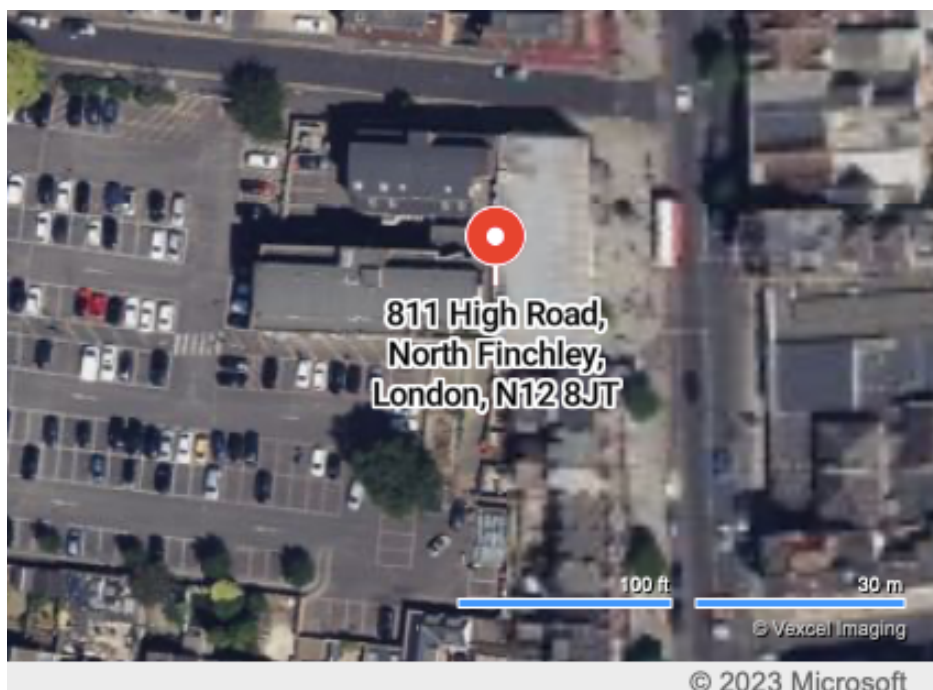
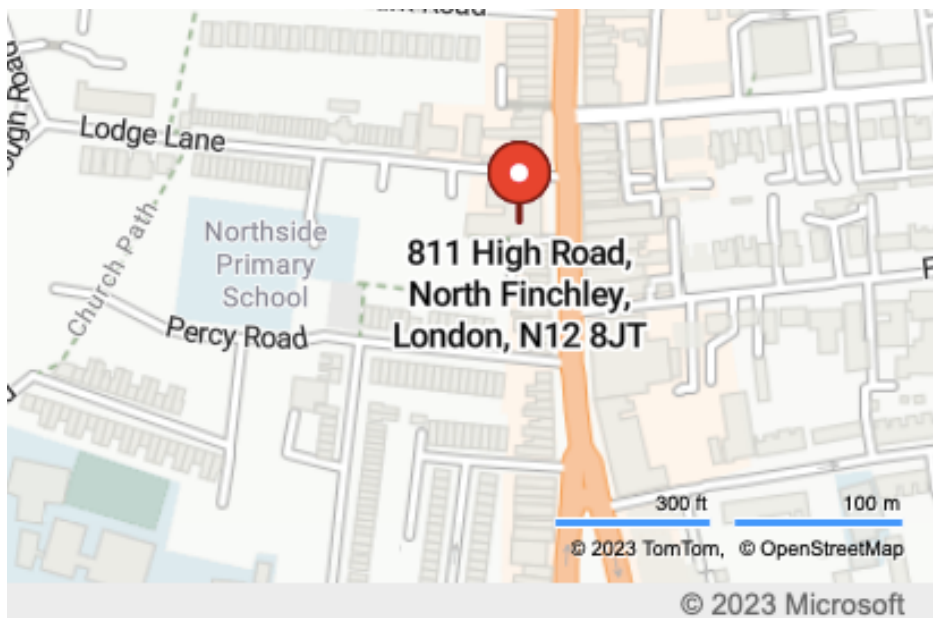
**Delta Tech Ltd**

Architecture & Construction

## Site details:

The property is located on High Road and within heart of North Finchley. Set within a predominant area of residential dwellings but along a parade of mixed commercial uses. The properties along High Road vary in design brick built, typical two to three storey buildings with commercial unit on the ground floor and residential or offices on upper floors. The architecture and construction of buildings within the neighbourhood are from the early 20th to early 21st century. The site faces east with High Road running in a general north to south direction along the site locality. Nearby areas include Friern Barnet to the east with Barnet to the north.

The application site is located near the junction of High Road and Lodge Lane. The host site is an existing large retail unit (E use class). The application site is on the ground floor only. The site benefits from rear access, car park and yard existing waste refuse storage which is entered from Lodge Lane.



## **Proposal:**

This statement is in support of an application for the conversion of an existing retail unit (E use class) into restaurant (E use class) including installation of a rear/side extraction flue, the unit to also be split into 2 retail units with alterations to provide 2 additional front access. The proposed restaurant would provide good number of internal seating area for patrons to enjoy hot cooked food, especially for shoppers, whilst also providing a new food outlet service for the local community.

The proposal intends to also provide much needed economic boost to the existing area by providing a new hot food outlet within the locality with seating thereby attracting patrons from the local community and businesses. The introduction of a new business and hot food outlet would in turn also provide the employment of extra staff from the community.

In addition, as a result of the recent Covid-19 pandemic the government has introduced new planning guidance and policies which place the use class of A1 units into the same class as A3 under the Town and Country Planning (use classes) (amendment) (England) Regulation 2020 (SI 2020 no 757).

The new proposed restaurant would incorporate acoustic insulation, between the extraction flue system and the ceiling. Anti-vibration mounts would also suppress any noise from the system reaching nearby receptors along the route of the flue (please see Annex). The motor of the extraction systems would be incorporated within the rear section of the flue with added extra acoustic insulation and anti vibration mounts.

The extraction flue system would exit to the rear side, head along the side elevation wall and up to the flat roof, then follow the side elevation and finally terminate at roof level pointing away from windows of nearby residential units. The exit level of the extraction system is at a level beyond existing cooking extraction system within the parade. The flue is minimal in size and can be easily camouflaged to match the existing brickwork and or colour of the host building to ensure it blends into the host building. Importantly, the flue system would utilise extreme levels of filtration with the aid of ESP and ozone filtration system. These systems would be located within the unit, the space would be also acoustically insulated to prevent any form of noise disturbance.

With the retail unit being split into 3 total units, the new restaurant will utilise the existing main entrance and 2 additional entrances will be proposed to provide access for the 2 new retail units. These changes to the shop front will match the existing design and use existing or matching materials.

The location benefits with large public car parking for patrons only a short walk away on Lodge Lane plus the site has additional car parking plus cycle storage at the rear yard and thereby the proposal should not increase nor cause harm to highway users.

The site will use the existing rear yard for refuse storage and collection which is accessed via either Lodge Lane with the use of large wheelie bins.

## **Planning Policy:**

### National Planning Policy Framework (2021)

The NPPF was reissued in 2021 and sets out the Government's planning policies for England and is a material consideration in planning decisions. This edition replaced the original NPPF from March 2018. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

### Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that:

“[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

### Local Planning Policies

#### **Material:**

The proposal of new shop front and new entrances will match existing material and designs.

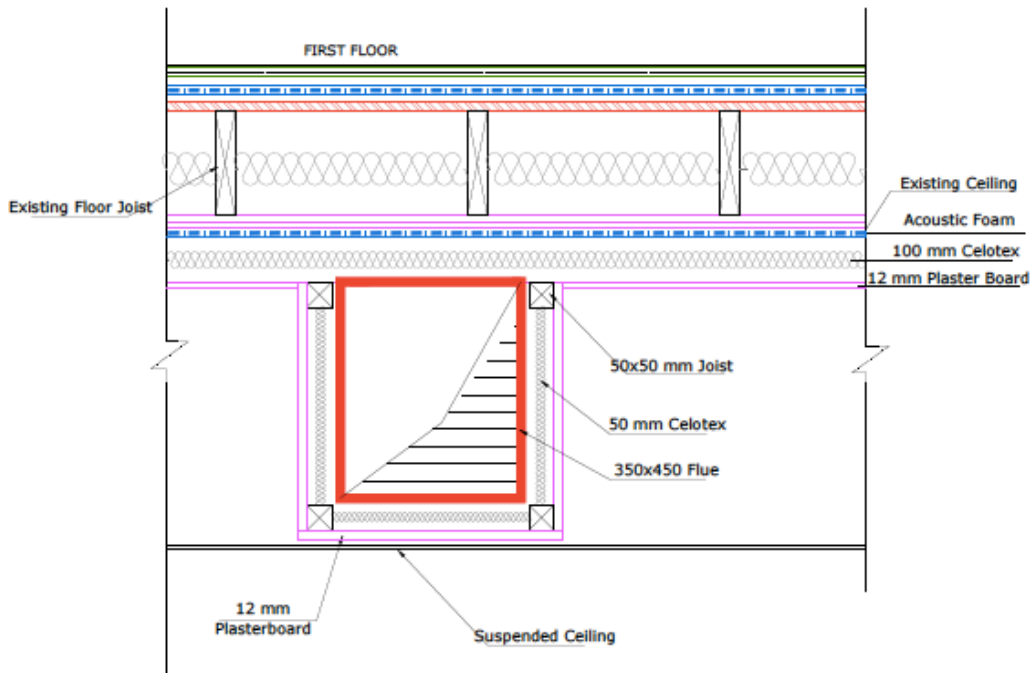
#### **Size:**

The size of the proposal and site can be seen clearly on attached plan copies.

**Access:**

The ground floor provides easy access for those with limited movement. The site benefits from excellent communication with public transport within short walking distance including local buses and underground. The site is located very short walking distance to car parking accessed on Lodge Lane. The site PTAL score is 4 with bus and Woodside Park tube station only short walking distance away.

**Annex:**



*Typical Flue Extraction Cross Section to reduce sound by 30 decibels*

*Site front*

*Site rear with arrow to indicate flue termination point*

