



**REGULATORY
SERVICES
COMMITTEE**

REPORT

9 June 2011

Subject Heading:	P0438.11 5 Farnham Road, Harold Hill Replacement shopfront (Application received 17th March 2011)
Report Author and contact details:	Helen Oakerbee, 01708 432 800 Helen.oakerbee@havering.gov.uk
Policy context:	Local development Framework
Financial summary:	None

The subject matter of this report deals with the following Council Objectives

Clean, safe and green borough	<input checked="" type="checkbox"/>
Excellence in education and learning	<input type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input type="checkbox"/>
Value and enhance the life of every individual	<input type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

The application seeks permission for a replacement shop front.

The application is brought to the committee because the site is within Council ownership.

RECOMMENDATIONS

That planning permission be granted subject to the following conditions.

1. The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The bi-folding doors shall be fully closed between 18:00 and 10:00 each day.

Reason: To protect residential amenity in accordance with Policies DC55 and DC61 of the LDF Core Strategy and Development Control Policies DPD.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

INFORMATIVE

1. Reason for Approval

The proposed development is considered to be in accordance with the aims, objectives and provisions of Policies DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document.

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse) is needed.

REPORT DETAIL

1. Site Description

- 1.1 The application site is a commercial unit (A1) located within the retail core of Harold Wood. The surrounding locality is commercial in nature at ground floor. There are residential flats above. Farnham Road has parking for the centre. Beyond the retail core are residential properties in a range of styles including semi-detached dwelling and larger blocks of flats. The site was previously a butcher, but is being renovated into a sandwich shop.

2. Description of proposal

- 2.1 Permission is sought for a replacement shop front. This would have bi fold doors which open to create a large opening.

3. Relevant History

- 3.1 P0885.10 – replacement shop front - withdrawn

4. Consultations/Representations

- 4.1 Neighbour notification letters were sent to 42 properties. No representations were received at the time of writing the report. The consultation period is due to expire on the 27th May 2011. Members will be updated verbally at the Committee if any representations are received.

5. Staff Comments

- 5.1 The main issues to be considered by Members in this case are the principle of development and the impact the changes to the shop front would have upon the street scene.
- 5.2 Relevant LDF Core Strategy and Development Control Policies DPD Policies to be considered are Policies DC61 (Urban Design) and DC63 (Delivering Safer Places).
- 5.4 Principle of development
- 5.4.1 Policy DC61 states that planning permission will only be given where a development maintains, enhances and improves the character of an area, through its appearance, materials and layout. The site is in an area under

going regeneration, through a programme known as Harold Hill Ambitions, where improvement to shop fronts are encouraged.

5.4.2 A previous application for a shop front was withdrawn due so that the quality of the plans could be improved.

5.5 Design/Impact on Street scene

5.5.1 The retail parade in Harold Hill is characterised by open shop fronts, there have also been several recent shop front and signage replacements, thereby improving the overall character of the centre. It is proposed to insert concertina style doors which would open up during the day if desired. Whilst this does not represent a conventional shop front, it is considered to be an improvement from the existing and would add variety to the street scene and revitalise this prominent plot and reinstate the active edge. The proposals are therefore considered to accord with Policy DC61 and the Harold Hill Ambitions programme.

5.5.2 There is evidence is previous signage and canopy on the building, which has a worn appearance. Replacement signage would require separate advert consent however.

5.6 Impact on Amenity

5.6.1 The alterations to the shop front would not result in a loss of amenity to neighbouring occupiers.

5.6.2 Given the concertina nature of the doors, there is the potential for noise to escape from the premises during the evening hours, if the occupier chooses to trade. To ensure this is minimised, a condition requiring the doors to be fully closed between the hours of 18:00 and 10:00 each day is recommended.

5.7 Highway/Parking/Access

5.7.1 There would be no highways or parking implications.

7. Conclusion:

7.1 Staff consider that the amendments to the shop front would have a positive impact within the retail core by recreating an active edge within a highly prominent unit.

IMPLICATIONS AND RISKS

Financial implications and risks: This application is considered on its own merits and independently from the Council's interest as applicant and owner of the site.

Legal implications and risks: None

Human Resources implications and risks: None.

Equalities implications and risks:

The Council's planning policies are implemented with regard to Equalities and Diversity. The alterations to the shop front would revitalise this prominent site and complement the existing shopping area in line with the ongoing regeneration of Harold Hill.

BACKGROUND PAPERS

Application forms and plans received 17/03/2011.