

Officer's Report

Application Number	HGY/2022/4150
Type	Full planning permission
Location	Grove Business Centre, 560-568 High Road, Tottenham, London, N17 9TA
Proposal	Alterations to the shop front (Retrospective)
Case Officer	Kwaku Bossman-Gyamera
Valid Date	17/11/2022
Applicant	Mr Pius Aneke
Agent	Mr Michael Donovan

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

Proposed development

1.1 Alterations to the shop front (Retrospective)

Site Description

1.2 The subject site forms part of a parade of two-storey building located on the eastern side of High Road, Tottenham with commercial units on the ground floor close to the junction with Reform Row.

1.3 The site is part of a post-war retail development, probably dating from the 60s or 70s. This group of relatively modern buildings is located outside the Tottenham High Road Conservation Area. It does not fall within the curtilage of a listed building.

Planning History

1.4 The relevant planning history of the site has been taken into account when coming to this decision.

- HGY/2015/3158 – Granted -14/04/2016 Change of use from A1 to a mixture of A3, A4 and A5.
- HGY/2009/1246 – Granted – 10/09/2009 - Installation of new shopfront with replacement roller shutter, replacement windows and doors with new roller shutters, replacement condenser units, guardrail and access gate.
- HGY/2009/1247 – Granted – 07/09/2009 - Display of 3 x non-illuminated and 1 x internally illuminated fascia signs and 2 x externally illuminated LED strips.
- HGY/2009/0009 –Granted – 25/02/2009 - Change of use of ground floor to social cafeteria club.

2. REPRESENTATIONS

2.1 No representation was received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

3.1 The existing shopfront is a modern design in keeping with the modern appearance of the building. Extensive glazing will ensure the shopfront appears open to the street and that an active

frontage is maintained. When closed, metal security shutters will be drawn over the shopfront. Although the shutters are external, they are open mesh with 62% visibility ensuring that the shopfront is still visible on the street scene when the premises are closed. As these shutters have been in place for many years on this site and it is considered that they would not have a detrimental impact on the appearance of the shopping parade.

3.2 The design of the shop front and other alterations respects the style, proportions and character of the existing building and street scene. Overall, the existing shop front and other external alterations has updated and improved the visual presentation of the ground floor unit to Tottenham High Road.

3.3 The alterations to the frontage are acceptable with regards to character and design considerations. Design and proportions of the new retrospective shop front is considered to be acceptable given the variety of shop front designs in the immediate adjoining parade. The shop frontage is consistent with the surrounding environment and not considered to be visually obtrusive due to its simple and uncluttered design. It is considered that this represents an improvement/enhancement to the character and appearance of this local retail parade.

Conclusion

3.4 The design of the shopfront and other alterations respects the style, proportions and character of the existing building and street scene. Overall, the proposed shopfront and other internal alterations will update and improve the visual presentation of the ground floor unit to High Road and would enhance and preserve the character and appearance of the adjoining conservation area

3.5 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

3.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions.

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

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