

Officer's Report

Application Number	HGY/2022/4177
Type	Full planning permission
Location	Shop, 429 Green Lanes, Hornsey, London, N4 1HA
Proposal	Replacement of 1 fixed window on Cavendish Road and the fixed shop front on Green Lanes with timber sash windows to allow for natural ventilation.
Case Officer	Laina Levassor
Valid Date	18/11/2022
Applicant	Rebecca Oliver
Agent	Mrs Aurore Baulier

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

This application relates to 'The Dusty Knuckle' bakery which resides in the ground floor commercial unit of 429 Green Lanes. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

REASONS FOR GRANTING PERMISSION

This application proposes the replacement of existing fixed timber windows fronting Green Lanes and Cavendish Road, with openable timber sash windows, painted to match the existing fenestration. It is considered that the proposed replacements are of high quality design which are sympathetic to the original character of the building and would improve the overall appearance.

Proposed materials are similar to the of the existing and it is considered these window replacements would appear subordinate and in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

This development would not result in any harmful impact to neighbouring amenity.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

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

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.