

Officer's Report

Application Number	HGY/2022/2705
Type	Full planning permission
Location	11-13, Park Road, London, N8 8LA
Proposal	New shopfront including canopy and internal amalgamation of commercial units (No 11 and 13) to create large cafe/juice bar.
Case Officer	Mercy Oruwari
Valid Date	21/09/2022
Applicant	Mr Mehmet Sahbudak
Agent	ADA GROUP

RECOMMENDATION

Approve with Conditions

1. PROPOSAL

1.1 New shop front and amalgamation of two commercial units into one larger commercial unit (Use Class E).

2. REPRESENTATIONS

2.1 Two representations were received in response to notification and publicity of the application.

Transportation Team:

- No objections but the provision of a minimum of 2 x spaces for long-stay cycle parking for staff should be provided.

Conservation Team:

- The proposals would result in the reinstatement of historic features and materials and would restore a sense of consistency within the streetscene. Overall, the proposals would enhance the character and appearance of the Crouch End Conservation Area. As such, there are no objections.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is 2x ground floor retail units which are part of a parade of shops located within a secondary frontage in the Crouch End Town centre. The site is located within the Crouch End conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2022/2706 - Advertisement consent for 2x externally illuminated fascia signs. Pending
- UNW/2022/00108 – Unauthorised placement of timber structure/planters. Case closed – timber structure removed.

3.3 The proposed shopfront alteration will include the duplication at No 13 of the existing shopfront of No 11. It will mirror the same signage style with a timber panel (RAL (5012)), the lettering will be duplicated and the layout of 6x table and chairs on the forecourt will be identical. The changes to the shopfront will include the addition of 3x wall lights (RAL (9005)) on each of the properties.

These will be positioned to face downwards. On each shopfront a retractable canopy will be installed. The door at No 11 will be removed and along with the large pane of glass it will be replaced with 4 vertical double glazed windows with timber frames (RAL (5012)). The location of the door at No 13 will become the main door for the shop/café. It will be replaced along with 2x vertical double glazed windows either side with the same timber frames (RAL (5012)). The internal layout of the shop will be altered from two separate units to a combined space with the opening of part of the party wall.

3.4 The proposed alterations to the frontage are acceptable with regards to character and design considerations. Design and proportions of the new shop front is considered to be acceptable given the variety of shop front designs in the immediate adjoining parade. The proposed shop frontage along with the retractable canopies is consistent with the surrounding environment and not considered to be visually obtrusive due to its simple and uncluttered design. Overall, the proposal would enhance the character and appearance of the Crouch End conservation area. It is therefore considered that this represents an improvement/enhancement to the character and appearance of this local retail parade.

3.5 The proposed development is in general accordance with Policies DM1, DM9 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 2016 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 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 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.

Informatives:

- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a

shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

- **INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.