

Officer's Report

Application Number	HGY/2022/4108
Type	Full planning permission
Location	170 Archway Road, Hornsey, London, N6 5BB (Shop)
Proposal	Change of business from a coffee shop to nail and beauty salon. No alterations to the internal structure or external facade.
Case Officer	Mercy Oruwari
Valid Date	14/11/2022
Applicant	MS HUONG THI NGUYEN
Agent	Ms OANH LE

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

None.

SITE DESCRIPTION

Small mid-parade commercial unit located within the Archway Road Local Shopping Centre.

The unit occupies the ground floor of a three-storey mid terraced building. As with the rest of the terrace, residential use occupies the upper floors above.

The site is located within the Highgate Conservation and along with the rest of the buildings in this parade/terrace is Locally Listed.

CONSIDERATIONS

The proposal includes a change to the business use from a coffee shop to a nail and beauty salon. Both are within the Class E use therefore the change of business is permitted. There will be no significant alterations to the internal layout apart from the creation of a small room at the rear of the shop. This is a long vacant unit and bringing it back into use would positively contribute to the vitality, viability and vibrancy of the town centre. As such the proposal is considered to align with Haringey's development plan policies to preserve and promote its town centres.

The only external works to the shopfront/fascia would include the repainting of the frames in white. At the time of submission no changes to the premises' signage had been sought as this will be submitted at a later date. As such the proposal does affect the streetscene, the character or appearance of the conservation area, or the building's locally listed status.

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.

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

RECOMMENDATION

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: New Shopfront & Signs**
A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.
- **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.