

Officer's Report

Application Number	HGY/2022/4405
Type	Full planning permission
Location	38 The Broadway, Hornsey, London, N8 9SU
Proposal	Remove existing aluminium & glass shopfront and replace with new traditional shopfront
Case Officer	Tania Skelli
Valid Date	23/01/2023
Applicant	Mr Aly-Khan Thobani
Agent	miss Lucy Potter

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a three storey terraced property on the right side of the Crouch End Broadway designated primary shopping frontage/ area. The site backs onto Rose Place. The property includes a commercial unit on the ground floor and a residential flat in the upper floors.

3.2 The site is located within the Crouch End conservation area and does not fall within the curtilage of a listed building.

3.3 The most recent planning history for this site is as follows:

- HGY/2023/0073 Advertisement Consent application to display of new fascia signage with external halo lighting – under consideration

3.4 Permission is sought for the replacement of the existing aluminium framed modern shopfront with a traditional aluminium painted (Dix blue) shopfront. The replacement shopfront is proposed to include traditional features such as a powder coated fascia board, stall risers and tiled side panels. The proposed fascia board is significantly reduced in size (height) which is welcome. Signage is applied for separately.

3.5 The proposal is considered to contribute towards the enhancement of the host building as well as the architectural quality of the local townscape and conservation area. Therefore, the local character and visual amenity of the area will be protected and enhanced.

3.6 The proposal does not raise amenity issues. the door width is 0.88m wide (0.8m is the minimum). The entrance's section shows a level access point which would enable easy access for all. The proposal is acceptable in amenity terms.

3.7 The proposed development is in general accordance with Policies DM1 and DM8 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.

3.8 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

3.9 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 authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The approved plans comprise drawing nos.: 22009-EL-01-02, PL-BP-01, GA-01-01, EX-GA-01, EX-EL-01, EL-01-01. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 Any installation of security shutters/ grill should be made internally with a mesh style shutter.

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 D8 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 and Policy DM8 of The Development Management DPD 2017.

Informatives:

- **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.