

Officer's Report

Application Number	HGY/2023/0173
Type	Full planning permission
Location	12 Cheapside, High Road, Wood Green, London, N22 6HH
Proposal	Alterations to the existing shopfront including relocation of entrance door. Works to include internal alterations to the layout. Partial removal of wording on signage.
Case Officer	Mercy Oruwari
Valid Date	19/01/2023
Applicant	Mr Jon Adnitt
Agent	Mr Matt Lindley

RECOMMENDATION

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a commercial unit currently occupied by H&T Pawnbrokers on the ground floor of a 3 storey mid-terrace property which is part of a parade of shops located within a Primary Shopping Area. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

HGY/2013/1298 – (12A) Approval of Details pursuant to Condition 3 (location of proposed windows) attached to planning permission HGY/2013/0421. Granted

HGY/2013/0421 - Conversion of first floor into 1 x two and 1 x one bed flats. Granted

HGY/2006/1186 - Display of externally illuminated fascia signage and projecting box sign. Granted

HGY/2001/0855 - The display of an internally illuminated fascia and projecting box sign. Refused

The main proposed shopfront alteration will involve the re-location of the door from the centre to the right hand side. The new door remain as SAA aluminium frame but will be changed from a glazed double central door in to a new fully glazed door and side wing in toughened glass. The main shop front frame will also remain as SAA aluminium set within new painted timber framework/panelling. The only other alteration will be the new raised and field painted panelling to the fascia.

The proposed alterations to the shopfront 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 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. Therefore, the local character and visual amenity of the area will be protected.

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

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: 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.

- 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.