

Officer's Report

Application Number	HGY/2022/4337
Type	Full planning permission
Location	46, High Road, Wood Green, London, N22 6BX
Proposal	Replacement shopfront.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	20/01/2023
Applicant	Mr John Bannatyne
Agent	Mr Tahinur Chowdhury

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representation was received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey terrace property, containing a ground floor commercial unit within the western side of Wood Green High Road. Wood Green Town Centre is strategically identified as a Metropolitan Centre in the London Plan. The Town Centre has over 100,000 square metres of retail floorspace, including multiple retailers and department store and function as an important commercial and retail centre for this part of North London.

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.

Proposal is to install new power coated aluminium shopfront complete with two automatic entrance doors. The proposed shopfront alteration will be similar to the existing. The existing entrance doors of the commercial unit will be replaced with double automatic door. The proposed alterations include replace the redundant doors with new glazing panel to the frontage.

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 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.

The minor alterations to the ground floor shopfront at No.46 High Road would not result in any adverse impact on neighbouring residential occupants above or on passing pedestrians. The proposal is acceptable with regards to amenity impact considerations.

The proposed development is in general accordance with Policies DM1 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.

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

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.