

# Officer's Report

|                           |                                                               |
|---------------------------|---------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0880</b>                                          |
| <b>Type</b>               | <b>Full planning permission</b>                               |
| <b>Location</b>           | Shop, 506 Lordship Lane, Wood Green, London, N22 5DE          |
| <b>Proposal</b>           | Installation of replacement shopfront and retractable canopy. |
| <b>Case Officer</b>       | Kwaku Bossman-Gyamera                                         |
| <b>Valid Date</b>         | 29/04/2023                                                    |
| <b>Applicant</b>          | Mrs H Le                                                      |
| <b>Agent</b>              | Mr Fethi Huseyin                                              |

## **RECOMMENDATION**

### **Approve with Conditions**

#### 1. APPLICATION DETAILS

Proposal: Installation of replacement shopfront and retractable canopy.

#### 2. REPRESENTATIONS

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

#### 3. REASONS FOR GRANTING PERMISSION

3.1 The application site comprises a three-storey terraced building situated on the northern side of Lordship Lanes, close to the junction with Tintern Road. The ground floor is used for retail purposes and the upper floors are residential. The rear of the building can be accessed from Tintern Road via the alley way. All properties on this parade have commercial units on the ground floor with residential at upper floors.

3.2 The application site is not located within any conservation area and does not fall within the curtilage of listed building.

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

3.4 Proposal is to install new power coated aluminium shopfront complete with a centred entrance door, surrounded by glazing including aluminium panelled stallriser. Proposal also to removes the existing poor quality static canopy to new retractable canopy.

3.5 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.

3.6 The proposed canopy is acceptable in terms of design and scale; additionally, it will safeguard the character and appearance of the area. The canopy as proposed will be removable offering a

weather protection over openings. This will then retract back to place outside operating hours. This would represent an overall improvement to the front elevation of the retail unit.

3.7 The minor alterations to the ground floor shopfront 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.

3.8 There will be no material harm to amenities of the adjoining neighbouring properties and does not cause any implication to pedestrian flow or road safety. The proposal is acceptable in amenity terms.

3.9 The proposed development is in general accordance with Policies DM3 and DM8 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 2021 and the NPPF.

3.10 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: 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.

- 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.