

Officer's Report

Application Number	HGY/2023/1124
Type	Full planning permission
Location	Shop, 457 Green Lanes, Hornsey, London, N4 1HE
Proposal	Proposed new shop-front
Case Officer	Kwaku Bossman-Gyamera
Valid Date	24/04/2023
Applicant	Mr Jon Adnitt
Agent	Mr George Bee

RECOMMENDATION

Approve with Conditions

APPLICATION DETAILS

Proposal: Proposed new shopfront.

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site comprises a three-storey terraced building situated on the western side of Green Lanes. The ground floor is used for retail purposes and the upper floors are residential. The rear of the building can be accessed via Duckett Mews which is gated off Duckett Road. All properties on this parade have commercial units at ground floor with residential at upper floors. The rear of the properties, facing the mews, all have single or two-three storey buildings with the subject site forming the only gap.

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

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

HGY/2022/0935 -GRANTED 04/05/2022 - Creation of new one bedroom dwelling in the land to the rear of the site as well as minor amendments to windows in approved application (HGY/2019/1179) at 457 Green Lanes, Harringay, N4 1HE.

HGY/2019/1179 – GRANTED 30/08/2019 - Erection of two roof dormers and rear second floor extension, insertion of rooflights and associated alterations to facilitate the conversion from single flat to 2 x 1-bed units and 1 x 3-bed flat at upper floor above existing shop (Class use C3) and alterations to existing shopfront (Class use A1).

HGY/1990/1384 – GRANTED 06/12/1990 - Installation of a new shopfront.

Proposal is to install new power coated aluminium shopfront complete with an entrance door. The proposed shopfront alteration will have recessed entrance to facilitate disable access. The existing

entrance doors of the commercial unit will be replaced with new security glass to the shop front. The proposed alterations include replace the existing redundant shutters with a new perforated shutter.

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 rest of the parade and within the Green Lanes District Centre generally. 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 retail parade.

The proposed shutter is considered acceptable in its design and allows views through the shopfront. The design is similar to other within the parade and as such would not detract from the character and appearance of the locality.

The minor alterations to the ground floor shopfront at No.457 Green Lanes 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 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.

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.