

Officer's Report

Application Number	HGY/2023/0610
Type	Full planning permission
Location	110, Unit 11, High Road, London N22 6HE
Proposal	Alterations to shopfront to facilitate the unit's subdivision into two separate units, including the installation of new doorways, collection hatch and louvres.
Case Officer	Daniel Kwasi
Valid Date	01/03/2023
Applicant	-
Agent	Ms Freya Turtle

RECOMMENDATION

Approve with Conditions

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 within The Mall shopping centre, that can be accessed at street level on A105/High Road. It is adjacent to Unit 11B, which is also undergoing alteration to the shop frontage. The site and wider shopping centre building is not located within any conservation area and does not fall within the curtilage of a listed building. The site is in the Wood Green Primary Shopping Area and Wood Green Metropolitan District Centre.

Unit 11A was previously occupied by WHSmith. It shares the overall property with Unit 11B that is adjacent at street level, and Unit 11C that is to the rear and is access via the Goods Loading Dock to the rear.

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

HGY/2017/2854 GTD 11/10/2017 Display of advertising collar to surround existing ATM..

HGY/2016/2633 GTD 13/9/2016 Advertisement consent to display 3no internally illuminated fascia signs and 1no internally illuminated projecting sign.

HGY/2016/1361 GTD 12/7/2016 Proposed 1x internally illuminated advert.

HGY/2006/2006 GTD 28/11/2006 Installation of ATM to shop frontage.

HGY/1999/1208 GTD 26/10/1999 Display of internally illuminated shop fascia and projecting sign.

HGY/1989/1217 GTD 04/12/1989 Display of fascia signs and projecting box signs.

HGY/1989/1206 GTD 17/11/1989 Installation of new new shopfront.

The proposed development is for the installation of a new shopfront for Unit 11A at street level and from the side within The Mall shopping centre. It would include a new doorway, windows, louvres, and internal alterations to the Basement and Ground Floor (Street) levels, to serve the function and operation of the new restaurant unit. The blade sign at the front is to be removed and replaced by a new sign. The proposal for the new shopfront is a of a high quality that would relate to the scale and character of the original building and surrounding area. The use of the property would change from retail to restaurant use with Use Class E.

The shopfront would be installed with a Granite stall riser and aluminium box framing around the windows. This would also match the aluminium powder coated louvres that would be installed around the unit to control noise emissions.

The proposed alteration of the existing shopfront for the new shopfront will allow for easy access by all members of the community. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The proposal is not considered to have an impact on the amenity of neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM8, and DM42, of the Development Management, Development Plan Document 2017, and policies SP10 and 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: The applicant is reminded that the installation of a new shopfront will need to be the subject of a separate application for planning permission.

- **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.