



Officer Report

Application Number:	HGY/2023/1875
Application Type:	Full planning permission
Address:	120 Fortis Green Road, Hornsey, London, N10 3HN
Proposal:	Replacement shopfront
Case Officer:	Cameron Sturges
Valid Date:	11/05/2023
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Applicant:	Dr Shakil Alam
Agent:	Mr Elie Osborne

RECOMMENDATION

Approve with Conditions

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1. Proposed development

1.1 This is an application for alterations to a shopfront on Fortis Green Road.

2. Site and Surroundings

2.1 The application site comprises a three-storey terraced dwelling situated on the Northern side of Fortis Green Road, in proximity to the junction with Princes Avenue. The ground floor is used for retail purposes and the upper floors are residential. All properties on this street are characterised by commercial ground floor units and upper-floor residential uses.

2.2 The subject site is located within a conservation area but is not located within the curtilage of a listed building.

3. Relevant Planning and Enforcement History

3.1 The planning and enforcement history for the site has been taken into account and listed below:

UNW/2022/00351 - Planning complaint (unauthorised installation of UPVC windows) – Under review

HGY/2023/1268 - Consent to display an advertisement - Recommended for approval 09/08/2023

4. CONSULTATION RESPONSE

LBH Transportation:

- Level of illumination (facia and projecting signs) should be reduced to 500cd/m2 (pertaining to application HGY/2023/1268)
- No objections to the proposal

Muswell Hill & Fortis Green Association:

- There is no stall riser; and
- the fascia and projecting sign would both be internally illuminated (as stated in the application form). This would be contrary to the design guidelines for the town centre. External illumination is the preferred option.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 28 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Support: 1

Object: 0

5.2 The representation as outlined above would only support the application if the illumination was turned off at night.

6. REASONS FOR GRANTING PERMISSION

6.1 The proposed changes to the shopfront include a replacement window frames, new door and a stall riser. The changes are considered to be very minimal in nature.

6.2 The design and proportions of the new shop front is considered to be acceptable given the variety of shop front designs in the Fortis Green Road area 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. Furthermore, the design is similar to other shopfronts within the parade and as such would not detract from the character and appearance of the locality or the wider conservation area.

6.3 The minor alterations to the ground floor shopfront at the subject site would not result in any adverse impact on neighbouring residential occupants above or on passing pedestrians, nor would it have a detrimental impact on the character and appearance of the wider conservation area. The proposal is acceptable with regards to amenity impact considerations.

Conclusion

6.4 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. RECOMMENDATION

GRANT CONSENT subject to the following condition(s):

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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.