

Officer Report

Application Number:	HGY/2023/2004
Application Type:	Full planning permission
Address:	16 High Road, Wood Green, London, N22 6BX
Proposal:	Alteration to shopfront by recessing it into shop floor by 1m from the front. Installation of 3no. retractable awnings on front and side elevations.
Case Officer:	Daniel Boama
Valid Date:	24/07/2023
	3
Applicant:	MR SEYED YAMANI
Agent:	MR Kara

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 ground floor level retail unit on the corner of A105/High Road and Whymark Avenue in Wood Green. The area on the High Road is predominantly commercial at ground floor level. On the upper floors is the Tarshish restaurant. To the southeast of the site is Poundland. The site is not in any conservation area nor is it within the curtilage of listed building. The site is in the Wood Green Primary Shopping Area and Wood Green Metropolitan District Centre.

The planning history of the site has been taken into account when coming to this decision. The site has a very extensive history that goes as far back as 1950, when the area was referred to as The Broadway. The site also includes history on the upper floors.

HGY/2023/2181 | PENDING Consent to display an advertisement installation of two fascia signs, one fascia on the High Road and one fascia sign on Whymark Avenue with internally individually illuminated letters.

HGY/2017/0666 | GTD 25/4/2017 Erection of additional storey to create third floor level to be used as roof garden dining area for existing restaurant.

HGY/2015/1644 | GTD 29/7/2015 Variation of Condition 2 (plans and specifications) following a grant of planning permission HGY/2014/2443 to include 1m high obscure glazed panels and erection of awnings to existing rear roof area to provide all year round alfresco dining.

HGY/2015/0895 | REF 30/4/2015 Non-material amendment following a grant of planning permission HGY/2014/2443 to install 1m high obscure glazing to existing parapet building walls and awnings to existing flat roof areas to provide all year round al fresco dining.

HGY/2014/2443 | GTD 22/10/2014 Change of use of first and second floors from D1 to A3 Restaurant.

HGY/2014/1783 | WTD Change of use from D1 (non-residential institutions) to A1 (retail)

OLD/1950/0065 | GTD 13/12/1950 Installation of new shopfront.

The proposed development is for the alteration to shopfront by recessing it into shop floor by 1m from the front on the High Road and 1m on the side on Whymark Avenue. It also includes the installation of 3no. retractable awnings on front and side elevations. The secondary entrance would be added on the Whymark Avenue side in addition to the High Road side entrance.

The unit would be converted into a small supermarket under Class E, and therefore the proposal would also include internal alterations to adapt the unit, such as shelves to separate the aisles, a butchers area, fridges, freezers, and a counter. The unit would also have WC for staff and a fire exit adjacent to the rear yard access on Whymark Avenue. The alteration would allow for easy access and egress for all members of the community to enter the unit.

The proposal is considered proportionate to the host building and is in keeping with the pattern of development in the area. The proposal would provide an active frontage, which would continue the High Road's retail frontage with the Primary Shopping Frontage area. Therefore, the local character and visual amenity of the area will be protected.

There are no concerns that the proposal would have an impact on neighbouring amenity as it would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to 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: 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: 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.

INFORMATIVE: Advertisements

Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.