

Haringey Council
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

25 October 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

RE: Amended application for the installation of shopfront incorporating roller shutter and the construction of a rear garden canopy extension.

AT: 34 High Street, Hornsey, London N8 7NX

SITE AND PROPOSAL

The application site is located on the ground floor of a three-storey building at 34 High Street, Hornsey. N8 7NX. The application site is located along a parade of shops and is located within the Hornsey High Street Conservation Area.

The immediate area is primarily residential, with a mix of houses, flats, and shops.

The Public Transport Accessibility Level (PTAL) rating for the site is 3 (where 0 is the lowest and 6b is the highest).

The proposal is for the amended application for the installation of a shopfront incorporating roller shutter and the construction of a rear garden canopy extension.

RELEVANT PLANNING HISTORY

Planning history directly relating to the site.

- An application (ref: HGY/2006/1801) for the *'installation of new shopfront'* was approved on 27/10/2006.

The following application is considered relevant with respect to the rear garden canopy

- An application (ref: HGY/2010/0426) at 56-58 High Street N8 7NX for the *'installation of new shopfront to nos. 56 and 58 High Street, and erection of a single-storey rear extension'* was approved on 26/4/2010.

PLANNING POLICY

- National Planning Policy Framework (NPPF) (2021)
- GLA's London Plan (2021)
- Haringey Development Management Document (2017)
- Haringey's Local Plan Strategic Policies (2017)

POLICY CONSIDERATIONS

Preliminary Matters

This application is an amended application following the previous application which the Council declined to determine.

Shopfront.

Policy DM8 of the Haringey Development Management Document states that shopfronts must be of a high quality that relates well to the scale and character of the host property and the wider surrounding area. The policy states that *'Attractive shopfronts make a positive contribution to local distinctiveness and enhance the vitality of the shopping frontage as well as the wider town centre and area'*.

Furthermore, the policy states that *'New shopfronts should contribute positively towards a cohesive streetscape and attractiveness of the shopping parade. Materials, detailing, craftsmanship and finishes are equally important in achieving high-quality shop front design especially as they are viewed close-up'*.

The new shopfront retains much of the original features of the previous shopfront. The metal cover that was previously placed on the shopfront which the Council took issue with this in the Enforcement Notice has been removed.

As such, the new shopfront complies with the Policy DM8 of the Haringey Development Management DPD.

Rear Garden Canopy Extension

Policy SP11 'Design' of the local plan seeks to ensure that designs reach the highest standard which respects the local context and character that contributes to the creation and enhancement of Haringey's sense of place and identity.

DPD Policy DM1 requires development proposals to meet various criteria, taking into account the building height, form, scale and massing of the surrounding area.

The pre-existing yard at the rear of the premises is an under-utilised space.

The proposed rear canopy extension is defined as a lightweight extension to the rear of the property which, given its lightweight structure, would not over-intensify the site.

The proposed development would transform the underused rear yard into a functional space creating an additional social environment accessible to all.

The previous enclosed structure has been replaced with a lighter-weight structure with a retractable roof.

As a result, the canopy complies with policy SP11 of the Local Plan and DM1 of the Development Management Document.

Impact on Amenity

Policy D6 of the London Plan outlines that design must not be detrimental to the amenity of surrounding properties by not having an adverse impact on sufficient daylight and sunlight, any overshadowing and privacy.

DPD policy DM1 'Delivering High Quality Design' states that developments must ensure a high standard of privacy and amenity for the users and neighbours of the development. To achieve this, developments must provide appropriate sunlight and daylight to adjacent buildings while also providing an appropriate amount of privacy to neighbouring buildings.

The rear extension element of the proposal has a max height of 3.5m and takes up the remaining space at the rear of the premises.

No windows are proposed on the side elevations and mesh screening has been installed to add ventilation.

Given the canopy extension's lightweight structure by not being a solid brick extension, it is considered that there will be no adverse impacts on neighbouring properties by way of overbearingness, loss of daylight/sunlight or loss of privacy.

Therefore, the extension complies with policy D6 of the London Plan and policy DM1 of the Council's Development Management Document.

CONCLUSION

The amended shopfront retains elements from the old shopfront that is in keeping with the shopping parade and removes the elements that the Council took issue with.

The rear canopy extension transforms the remaining rear yard into useable space and replaces the previous enclosed structure. The canopy is a lightweight structure that has been designed to have no adverse impacts on neighbouring properties while maximising the potential of the site.

As such, the amended shopfront and rear canopy comply with the Council's policies.

The Council is respectfully requested to grant permission for the amended development.

Yours sincerely,

A handwritten signature in black ink that reads "MZA Planning". The script is cursive and fluid, with the letters connected.

MZA Planning