



Officer Report

Application Number:	HGY/2026/0142
Application Type:	Full planning permission
Address:	Shop, 155 Tottenham Lane, Hornsey, London, N8 9BT
Proposal:	Changes to shop frontage with internal roller shutter.
Case Officer:	Nathan Keyte
Valid Date:	19/01/2026
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Applicant:	Hogor Koya
Agent:	Mr Jamie Ogilvie

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The site is a mixed-use building with commercial use on the ground floor and residential use on the upper floor.

The character of the area is characterised by retail /commercial units. The site is not located within a primary shopping frontage.

The site is not located within a conservation area nor is within the curtilage of a listed building.

PROPOSED DEVELOPMENT

Changes to shop frontage with internal roller shutter.

The application follows changes made to the shopfront without planning permission. It is proposed to locate the front door centrally within the shopfront, and reinstate timber panelling and bars to the shop front. A internal metal roller shutter is also proposed.

The applicant was advised at the time of validation that if there are changes to the advertisements/ signage to the property, this may require additional planning permission for advertisements. A separate application would need to be made via the Planning Portal, and include all relevant details for the existing and proposed signage.

Site History

HGY/2021/2630 - Change of use and conversion of the warehouse/ office part of the buildings into residential use to provide 4 new flats. New access from the south side via 159 Tottenham Lane – Approve with conditions – 09/02/2021

CONSULTATION

LBH Transport: Acceptable, provided construction avoids high peak hours and will not impede the adjacent bus stop at any time.

LBH Licensing: No comment received.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity
3. Inclusive Access
4. Highway & public safety

Design and Appearance Comments:

London Plan (2021) policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that "development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character."

Local Plan Policy SP11 (2017) and Haringey Development Management Development Plan Document (DPD) Policy DM1 'Delivering High Quality Design' seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. Policy DM1 contains design standards which include, amongst other things, a need to relate positively to the locality having regard to, amongst other things, distinctive local architectural styles, detailing and materials.

Policy DM8 specifically concerns shopfronts and states that "The Council will require shopfronts, including their signs, security shutters and canopies, to be designed to a high standard and contribute to a safe and attractive environment. In particular:

- a) The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape;`
- b) Replacement shopfronts should conserve original materials as far as possible
- c) The alteration or replacement of an existing shopfront or a new shopfront must allow for easy access by all members of the community;
- d) The Council will not support shopfront canopies fixed in the 'down' position. Retractable shopfront canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance; and;
- e) Security shutters should be open mesh and wherever possible, be located internally."

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The previously existing shopfront was modern and made of timber, but had some traditional shopfront elements, including a timber stallriser. The proposed shopfronts form follows the same stall riser and fascia layout as the previously existing and the windows proposed are larger, but are not out of scale, with subdivided elements. While the door is located to the centre of the shopfront, this is not out of character with nearby shops in the street. A roller shutter is proposed, with this being internal, and will not be out of character in the area.

The form is generally acceptable and where the proposed colour of the shopfront has been confirmed to match the original green.

Amenity Comments

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposed changes to the shop front, by reason of the existing environment and their nature and scale, will not result in material adverse impacts upon neighbouring amenity.

Inclusive Access

Policy D5 of the London Plan and local plan policy DM3 sets out that inclusive design is to be considered in all aspects of development; this includes the refurbishment of existing buildings. Inclusive design enables all users of the premises to enter and exit the premises independently without additional effort, separation or special treatment and with dignity.

The proposal will not change access into the premises, remaining step free as confirmed by the agent.

Highway & public safety

As outlined above Policy DM8 requires shopfront and associated structures to not affect ease of access.

The proposal does not introduce changes to the awnings and would therefore not introduce additional impact on the highway and public safety.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

Development proposed does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

The application is recommended for approval subject to the following conditions.

Conditions:

- 1 Within 4 months of the consent hereby approved, unless otherwise agreed in writing with the local planning authority, the shopfront works as shown in approved plan 'DWG 100 Rev A' shall be completed and retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM8 of The Development Management DPD 2017.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:
DWG 100 Rev A; Location Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

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.

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.

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.