



Officer Report

Application Number:	HGY/2026/0207
Application Type:	Full planning permission
Address:	852-858 High Road, Tottenham, London, N17 0EY
Proposal:	Removal of a redundant night safe and ATM, bricking up of the aperture to match the rest of the building, the installation of a new ATM with an internally illuminated surround and the replacement of glazing with a new aluminium back panel to accommodate new and retained ATM.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	23/01/2026
Applicant:	Branch Manager
Agent:	Mr Daniel Hooper

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Proposed internal works to modernise the existing bank. Proposal to replace the existing self-service ATM arrangement including refurbishment resulting in a reconfigured self-service internal ATM layout.

Permission is sought for the following works:

- Removal of 1 No. External ATM (existing aperture to be blocked up and made good to match existing brickwork)
- Existing manifestations to left of the existing remaining ATM to be removed (2No. windows)
- Both existing glazing is to be rear of the ATM's to be removed and replaced with an aluminium faced backing panel, coloured bronze to closely match the existing glazing surround.

Site and Surroundings

The site is a three-storey building located on the Eastern side of High Road and works relates to the ground floor commercial use. The immediate surrounding area is predominantly residential in nature above Ground Floor Retail along this part of High Road.

The site is located within the THRHC/North Tottenham Conservation Area, it is not a listed building, there are locally listed buildings adjacent to the site.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

HGY/2023/2816 - Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA – Prior Approval Granted 15/01/2024

2. Consultation response

The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: no comment.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 13 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:0

Objecting:0

Supporting:0

3.1 The following Councillor(s) made representations:

- Cllr J. Bevan provided support for the application and suggested that if the pavement markings be incorporated to ensure there is no overlooking of users entering their details, those waiting stand away from the user.

4 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance.

Design and appearance.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. 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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The ATMs are appropriate addition to frontage of commercial premises in this retail parade. Design of ATM's are set within window panel to the shopfront and does not unduly affect the appearance of the shopfront or street scene. Design and appearance other minor alterations to the shopfront are considered acceptable. Overall, well designed, formed and positioned for easy access for members of the public.

The ATMs are proposed in the central location of High Road to a range of business. It is considered that the proposal is appropriate for a town centre location and will support the role and function of the other business in the locality. It is considered that the proposal is of an appropriate scale and character for this area.

The pavement by the proposed ATM is of sufficient width to prevent its usage causing a blockage to the public footpath.

5 Conclusion

5.1 The proposal is considered acceptable in design and appearance terms and would not have any significant impact on the adjoining occupiers or the street scene and would preserve and enhance the character and appearance of the conservation area.

5.2 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.

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

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 drawings and documents listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings & documents:

Site Location Plan;

19040-DB3-B05-00-DR-A-20011 – Existing Front Elevation;

19040-DB3-B05-00-DR-A-20111 – Proposed Front Elevation, Ground Floor Plan and New ATM Details; &

Design & Access Statement.

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

- 3 The proposed development hereby approved shall be finished in accordance with material detailed in drawing no. 19040 – DB3-B05-00-DR-A-20111 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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: 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.