

Application Number:	HGY/2026/0231
Application Type:	Full planning permission
Address:	62 High Road, Wood Green, London, N22 6DH
Proposal:	Installation of new signage and shopfront including replacement of 2no. ATMs.
Case Officer:	Mark Chan
Valid Date:	16/02/2026
	6
Applicant:	Mr David Smith
Agent:	Mr Andrew Crocker

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Planning permission is sought to install new signage and shopfront including replacement of two external ATMs installed at the southern (front) elevation of the bank facing High Road.

Site and surroundings

The application site is a three-storey, end-terrace building located on the northern side of High Road and the proposed works relates to the ground floor commercial unit which is currently a bank. The immediate surrounding area is pre-dominantly commercial in nature on the ground floor level with residential or office use on the upper floors along this part of High Road.

The site is not within a Conservation Area nor a listed building. It is within the primary shopping area of Wood Green and the Wood Green Metropolitan Centre.

2. RELEVANT PLANNING AND ENFORCEMENT HISTORY

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

HGY/2026/0427 – Display of 1no. internally illuminated projecting sign and 2no. internally illuminated fascia signs, and installation of new shopfront including halo illuminated surround signs to ATM. Under consideration

HGY/2022/0786 – Installation of a steel security fence and gate at the rear of the building. Approved 05/07/2022.

HGY/2019/2836 – 1 no. new external marketing poster in front elevation. Approved 03/12/2019.

HGY/2010/1082 – Display of 2 x internally illuminated fascia sign and 1 x internally illuminated hanging sign. Approved 04/08/2010.

HGY/2010/1055 – Installation of 8 x new air conditioning condenser units, 1 x new external AHU, relocate ATM, install 2 new down lights, 1 x CCTV camera and create a new entrance into branch. Approved 04/08/2010.

HGY/2009/1765 – Installation of emergency exit door, steps, handrail and steel door to rear. Approved 11/12/2009.

3. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

External:

1) Transport for London: London Underground/DLR Infrastructure Protection has no comment to make on this planning application.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of letters. No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations for the proposed development is:

1. Design and appearance;
2. Impact on neighbouring amenity.

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.

The two new external ATMs would replace the two existing ATMs and would be installed at the same location and position – on the southern (front) elevation of the bank facing High Road. The replacement ATMs are appropriate addition to this primary shopping frontage in Wood Green. The ATMs would be set within window panels of the shopfront and does not unduly affect the appearance of the shopfront or street scene. A halo-illuminated ATM shroud/panel would be installed around each ATM.

Other minor alterations to the shopfront include installation of two new fascia signs and a new projecting sign, new safety manifestation vinyls applied to the interior surface of the shopfront glazing and new framed automatic sliding doors with door pocket in the front entrance. The design and

appearance of these minor alterations are considered acceptable. Overall, the proposed development is well designed and positioned for easy access for members of the public.

The new ATMs would replace the existing ones and are located at a central location of High Road to a range of business. The proposal is appropriate for a town centre location and would support the role and function of other businesses in the locality. It is considered that the proposal is of an appropriate scale and character for this area.

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

Impact on neighbouring amenity

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.

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.

Due to the minor scale and location of the proposed development, it is not considered to result in adverse impacts on the residential amenities of neighbouring occupiers.

Conclusion

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.

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 sqm 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:

RPT5102_Barclays Noel Park Existing Elevations.pdf
RPT5102_Barclays Noel Park Proposed Elevations.pdf
Noel Park Signage details.pdf
Noel Park Location Plan.pdf
RPT5102_Barclays Noel Park Existing First Floor Plan.pdf
RPT5102_Barclays Noel Park Proposed Ground Floor Plan.pdf
RPT5102_Barclays Noel Park Existing Ground Floor Plan.pdf

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 drawings titled Noel Park Signage details.pdf and RPT5102_Barclays Noel Park Proposed Elevations.pdf 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.