



Officer Report

Application Number:	HGY/2026/0792
Application Type:	Full planning permission
Address:	Shop, 19 The Broadway, Hornsey, London, N8 8DU
Proposal:	Alterations to shopfront including to stall riser, pilaster, and window details
Case Officer:	Oskar Gregersen
Valid Date:	20/03/2026
Applicant:	Mr Ross Robins
Agent:	Mr Luke Denham

RECOMMENDATION

Approve with Conditions

1. Site location

The site relates to a three-storey building with a retail unit at ground floor level, located on the west side of The Broadway in Crouch End.

The character of the area is characterised by a mix of retail/commercial units at ground floor level with residential uses above. The area is characterised as a district centre, primary shopping area, and a primary frontage within the area, and is located within the Crouch End Conservation Area.

The Crouch End Conservation Area Appraisal describes Nos 11 to 19 as 'a three-storey late 19th Century terrace built from red brick with projecting bracketed eaves and a slate roof with prominent chimney stacks with terracotta pots. Each unit has two vertical sliding sashes with decorative stucco lintels on each of the upper floors and string courses. Unfortunately, most of the original shopfronts and some surrounds have been altered, but the buildings are typical of the character of The Broadway and make a positive contribution to the streetscape'. The site is also situated opposite a Grade II listed building (Electricity Board Office and Showroom Listing #1358881).

2. Description of Proposal

The proposal is for the reinstatement of period features to the current shopfront, including exposing of original consoles; reinstatement of leadwork capping to consoles, timber framing pilasters, hardwood glazed doors, original door placement with transom light and top lights over windows, along with reinstatement of traditional panelled stall riser.

A separate application for advertisement consent is to be submitted in relation to this site once full planning approval has been granted.

3. Relevant Planning and Enforcement history

Planning history for this site is summarised as follows:

- HGY/2009/0229 | Change of use from Shop (A1) to Restaurant (A3) with new extractor fan to be placed at rear of the kitchen.

Refuse

- HGY/2022/2553 | Replacement shopfront

Refuse

- HGY/2022/2618 | Advertisement consent for replacement of existing signage with internally illuminated fascia signage and internally illuminated protruding sign.

Refuse

Enforcement history for the site is as follows:

- COU/2012/00339 | Change of Use – Other

Case closed – wrong address

- UNW/2021/00281 | Unauthorised works – Shopfront alterations

Enforcement notice served – planning application submitted

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Conservation:

The proposal has been through many amendments since the original submission, with LBH Conservation commenting at each stage. The contents of the original objection were that the following amendments should be sought:

-Pilasters & console brackets – these need to be accurately sized, in both their width and height

- the console bracket/capital of the pilaster should align with the fascia - on this parade the 'pitched' top to the capital aligns with the top of the fascia and the second band under the projection aligns with the bottom of the fascia
- This can be seen on site, with the existing remaining pilasters, and the colouration of the brickwork above the application site's fascia.

-Transom lights & cornice – the transom lights ('top lights') are oversized and should sit directly above the main shop windows rather than be bisected by a cornice.

- The transom lights need to be better proportioned, and smaller in size than the proposed if going for a square design
- historic photos show that originally these shops had quite short transom lights and taller glazing below.
- Any cornice/moulding would be on top of the fanlights and would be part of the overall fascia design.

-Recessed doorway – it is unclear if the side recesses for the doorway are proposed to be glazed with a panelled stallriser – which they would traditionally be. This is indicated in the elevation but not shown in the plan and there are not sections

- Traditionally the transom lights would also follow the recessed shopfront too and go over the door in this internal face, it is unclear if this is the case, or it is not and this is why such a thick dividing line is required at the base of the transom lights
- The transom lights should follow the line of the recessed doorway
- This needs to be clarified and accurately drawn in relation to the above points.

Since this objection the plans have been amended to include each of these details, and LBH Conservation have confirmed that they are satisfied with the proposal and its effort to reinstate the original shopfront.

5. Local Representations

No representations received

6. Assessment of planning considerations

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the area [CA];
2. Inclusive access; &
3. Highway/ public safety.

Design and impact on the character and appearance of the area [CA]

Policy context

London Plan (2021) policies emphasise the importance of high-quality 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."

Assessment

The proposed shopfront in terms of its proportions, materials and choice of colour is considered acceptable and will relate well to the scale and character of the original building and surrounding area, reinstating original features that have been lost through unauthorised development.

The proposed shopfront in terms of its proportions is considered acceptable, respecting to traditional shopfronts found in the area. In specific the shopfront incorporates a stallriser, transom bar/lights, and pilasters, as such respecting this parade and the appearance of the streetscene.

The fascia depth dimensions are proportionate to the size of the shopfront.

The shopfront would be constructed from timber which is considered an acceptable material for a development of this nature.

The colour to the shopfront is considered acceptable in relation to both the host building and the wider area, where there are several other shop fronts which differ in colour.

The shopfronts within the vicinity of the site vary significantly, with limited examples of traditional shopfronts. Rather the majority of shopfronts are of a modern appearance with large, glazed elements. As such, this reversion to a traditional shopfront is welcomed and improves the character of the conservation area.

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 new shopfront allows for disabled access from the public highway into this retail unit.

Highway & public safety

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

This proposal would not incorporate any protruding elements, and would therefore not adversely impact ease of access, or have any negative effects on highway or public safety.

7. Conclusion

In conclusion, it is considered that the proposed development would be acceptable in terms of its design and the character and appearance of this building as well as the character of the immediate surroundings and streetscene.

8. Recommendation

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

Conditions:

- 1 Within two months of the date of this permission, the unauthorised shopfront shall be removed and the modified shopfront scheme hereby approved and as shown on the approved drawings shall be implemented in full on site. The development shall be made available for inspection on site following completion.

Reason: To ensure unauthorised and harmful works are removed, for the avoidance of doubt and to ensure that the proposed development is carried out as approved.

- 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.

Approved drawings list: DWG-NO-002C, DWG-NO-001C, Location Plan, Block Plan

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

Informatives:

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.

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.