



# Officer Report

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|----------------------------|----------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/1691</b>                         |
| <b>Application Type:</b>   | <b>Full planning permission</b>              |
| <b>Address:</b>            | 6 Park Road, Hornsey, London, N8 8TD         |
| <b>Proposal:</b>           | Proposed re-instatement of timber shopfront. |
| <b>Case Officer:</b>       | Adam Silverwood                              |
| <b>Valid Date:</b>         | 23/06/2026                                   |
| <b>Applicant:</b>          | Mr Sheikh Yousuf                             |
| <b>Agent:</b>              | Ibi Ekineh                                   |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. Proposed Development**

This application seeks planning permission for the reinstatement of timber shopfront windows to replace the existing metal shopfront. The proposal seeks permission for the installation of a traditional timber shopfront to serve the existing ground-floor restaurant units. The proposed shopfront would comprise timber framing, fixed glazed shopfront panels, leaded-glass fanlights and clerestory panels, stall risers and traditional timber detailing. The submitted plans show that the design has been informed by the previous historic shopfront and seeks to replicate its appearance

#### **2. Site and Surroundings**

The application site comprises a three-storey terraced building located on the corner of Park Road and Middle Lane. The site lies within the Crouch End Conservation Area, the Crouch End District Centre and the Crouch End Broadway Primary Shopping Area.

#### **3. Relevant Planning and Enforcement History**

OLD/1968/0708 - Erection and display of illuminated projecting box sign. - Approved with Conditions: 10/01/1968

OLD/1987/1515 - Change of use of ground floor to dental surgery.- Approved with Conditions: 17/06/1987

OLD/1987/1516 - Installation of new shopfront and change of use to restaurant. - Approved with Conditions: 16/09/1987

HGY/1995/0526 - Installation of new shopfront. - Approved with Conditions: 18/07/1995

HGY/2005/0362 - Erection of a two-storey rear extension at first and second floor levels to create 3 x 2-bedroom and 1 x 1-bedroom self-contained flats; creation of balustrades at rear first and second floor levels; creation of a new entrance at the rear and provision of a new extract flue. - Approved with Conditions: 20/04/2005

HGY/2006/0018 - Erection of a two-storey rear extension at first and second floor levels to create 3 x 2-bedroom and 1 x studio flat. Alterations to the rear elevation to include new fenestration and entrance doors. Refused: 06/03/2006

HGY/2006/0936 - Alterations to shopfront. - Approved with Conditions: 04/07/2006

HGY/2014/1490 - Alterations to shopfront to convert window to door and creation of a new door opening to the rear of No. 10 Park Road to allow subdivision into two units and change of use of No. 10. Approved with Conditions: 18/09/2014

HGY/1995/1290 - Provision of external traditional-style canvas awnings and oak shutters to first and second floor elevations. Refused: 16/01/1996

HGY/2015/1551 - Erection of a second-floor rear extension to form a one-bedroom self-contained flat. Refused: 21/07/2015

ENF/2026/0449 - Unauthorised Works - Shopfront Alterations

#### **4. Local Representations**

The application has been publicised by way of letters sent to neighbouring properties, a site notice displayed in the vicinity of the site and an advertisement published in a local newspaper.

One representation was received in support of the proposed development.

#### **5. Material Planning Considerations**

The main planning considerations raised by the proposed development are:

1. Design and impact of the proposed development on the character and appearance of the Conservation Area.
2. Inclusive access.

#### **Design and Impact on the Character and Appearance of the Conservation Area**

Policy DM1 (Delivering High Quality Design) states that all new development and changes of use must achieve a high standard of design and contribute positively to the distinctive character and amenity of the local area. Development must relate positively to neighbouring buildings, contribute to the character and quality of the area, respond appropriately to consultation feedback and demonstrate how quality will be secured through implementation.

Policy DM9 states that proposals affecting designated and non-designated heritage assets will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. The policy requires development to be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period and architectural characteristics of the host building and surrounding townscape. It also requires the use of high-quality matching or complementary materials appropriate to the context.

Primary shopping frontages are protected by Policy DM42 and, where located within a Conservation Area, are further supported by Policies SP12 and DM12. The character and appearance of shopping frontages within Conservation Areas should be maintained through the use of traditional design, form and materials. As the site lies within the Crouch End Conservation Area, Policy DM9 also applies, requiring development to preserve or enhance the character and appearance of the Conservation Area.

The proposal seeks permission for the reconstruction of two timber shopfronts comprising three glazed panels with leaded-glass fanlights above. An assessment of the planning history and available historical photographs indicates that the proposed shopfront would closely replicate a previous historic shopfront at the site and reintroduce traditional timber detailing.

The proposed design is therefore considered to be consistent with the historic character and appearance of both the host building and the wider Conservation Area. The use of traditional materials and detailing would enhance the appearance of the frontage and contribute positively to

the streetscene. Accordingly, the proposal is considered acceptable and compliant with Policies DM9, DM12 and DM42 of the Haringey Development Management DPD (2017).

### **Inclusive Access**

Policy D5 of the London Plan and Policy DM3 of the Development Management DPD require inclusive design principles to be incorporated into all forms of development, including alterations to existing buildings. Inclusive design seeks to ensure that buildings can be accessed, used and enjoyed by all users independently, safely and with dignity.

The submitted plans indicate that all entrance doors will provide level access. This is welcomed and is considered to accord with the principles of inclusive design set out in Policy D5 of the London Plan and Policy DM3 of the Development Management DPD.

### **Conclusion**

The proposal seeks permission for the reconstruction of timber shopfronts that reflect the historic appearance of the building and make a positive contribution to the character and appearance of the Crouch End Conservation Area. The use of traditional materials and detailing is considered appropriate to the host building and surrounding townscape.

The proposal would not result in any adverse impact on neighbouring amenity and would provide an acceptable standard of inclusive access.

Overall, the proposed development is considered acceptable having regard to the relevant policies outlined above. All other material planning considerations, including equalities impacts, have been taken into account. It is therefore considered that planning permission should be granted subject to conditions.

### **6. CIL Applicable**

N/A

### **7. Recommendation**

It is therefore recommended that this application be **APPROVED** subject to the following conditions:

#### **Conditions:**

- 1 The development hereby permitted shall be begun not later than 6 months from the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the timely delivery of the approved remediation works in the interests of visual amenity and the character and appearance of the Crouch End Conservation Area.

- 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.

4-6 PARK ROAD R02 SHOPFRONT DETAILS

4-6 PARK ROAD R01 SITE PLAN AND PROPOSED GROUND FLOOR PLAN

#### 4-6 PARK ROAD R03 COLOURED FRONT ELEVATION

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: 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: 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.