

Officer Report

Application Number:	HGY/2026/2139
Application Type:	Full planning permission
Address:	228 High Road, Wood Green, London, N22 8HH
Proposal:	Replacement of the ground floor commercial unit's shopfront, security shutter, and extremal canopy following fire damage.
Case Officer:	Neil McClellan
Valid Date:	27/07/2026
	6
Applicant:	Ms Renee Martin
Agent:	Mr Matthew Footitt

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Replacement of the ground floor commercial unit's shopfront, security shutter, and extremal canopy following fire damage.

Site and Surroundings

Ground floor commercial unit located on the west side of (Wood Green) High Road. It's part of a three-storey art-deco style building (228-230 High Road) built in the early 1930s around the same time as the large adjacent Piccadilly Line electricity substation, also built in the art-deco style and designed by renowned tube architect, Charles Holden. It is not clear if 228-230 High Road was designed by the same architect. In any case the building is not in a conservation area and is not listed, or adjacent to any listed buildings.

The upper floors of the building are occupied by two flats, the ground floor as two separate commercial units. 230 is a lettings agency, and the application site, 228, was last used as tanning and beauty salon prior to be significantly damaged by fire in 2025.

The site is within the Wood Green Town Centre and is designated as secondary frontage.

Relevant Planning and Enforcement History

No planning applications recent enough to be relevant to the current proposal, but the applicant did seek the Council's formal advice prior to submitting this application:

PRE/2026/0148 – Pre-application advice sort of a like for like replacement of the shop front following it being damaged by fire. The Council's advice was supportive of the proposal.

There is no record of any enforcement action relating to the building.

LOCAL REPRESENTATIONS

No representations have been received on this application.

CONSULTEES

Transport for London (LU/DLR Infrastructure Protection): Subject to the applicant fulfilling their obligations to Transport for London as their landlord, we have no objection to make on this planning application.

CONSIDERATIONS

Prior to it being damaged by fire this ground floor commercial unit was operating as a hair, beauty and tanning salon within the E Use Class. As well as damaging the shop front, front canopy and signage, the fire also destroyed the internal partitioning that created the various treatments rooms. The intention of this application is to replace the shopfront and front canopy on a like for like basis and to reinstate the previous internal partitioning. Officers understand that the previous use will continue.

While the existing shopfront is not considered to be of particularly high quality, given the variety of shopfronts found in this part of the town centre, something of a similar appearance would be acceptable

Restoring the shopfront to its original condition and returning the unit to active use is welcomed. The unit lies with the secondary frontage of Wood Green Town centre and returning it to an appropriate town centre use is in line with the Development Plans town centre policies.

Separate advertising consent will be required for new advertising.

There would be no impact on neighbouring amenity.

Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Application proposes no increase in floor space, so CIL is not applicable.

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

P02 – Proposed Front & Side (Left) Elevations;
P03 – Proposed Rear & Side (Right) Elevations;
P04 – Proposed Sections; &
P05 – Proposed Window Details.

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

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.

INFORMATIVE: Advertisements

Planning permission has been granted without prejudice to the need to get advertisement consent for any new signage under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.