



Officer Report

Application Number:	HGY/2026/2101
Application Type:	Full planning permission
Address:	21 Park Road, Hornsey, London, N8 8TE
Proposal:	External alterations to the existing commercial premises including the installation of a new powder coated steel roller shutter, new retractable canopy and associated shopfront alterations. Installation of new fascia signage and projecting sign (subject to a separate Advertisement Consent application).
Case Officer:	Adam Silverwood
Valid Date:	03/08/2026
Applicant:	MR Volkan Korkmaz
Agent:	MR Volkan Korkmaz

RECOMMENDATION

Refuse

1. Proposed Development

This application seeks planning permission for the installation of a powder-coated steel roller shutter, retractable canopy and associated alterations to the existing shopfront. A separate application has been submitted for the associated fascia signage and illuminated advertisements.

2. Site and Surroundings

The application site comprises a three-storey mixed-use building located on Park Road within Crouch End District Centre. The ground floor is in commercial use, with the upper floors understood from the planning history to comprise two self-contained residential flats.

The site is located within the Crouch End Conservation Area, where traditional shopfronts and active commercial frontages make a positive contribution to the character, appearance and significance of the Conservation Area.

3. Relevant Planning History

OLD/1977/1027 – Display of fascia with spotlights, box sign and wall sign (non-illuminated). Refused 19/09/1977.

OLD/1983/1273 – Installation of new shopfront. Approved 31/05/1983.

HGY/2024/2609 – Refurbishment of existing A3 restaurant including a new shopfront and creation of a separate access for the upper residential unit. Extension of the second-floor outrigger to create a flat roof. Approved 03/03/2025.

4. Local Representations

The application has been publicised by way of neighbour notification letters, a site notice and advertisement in the local press.

No representations have been received.

5. Material Planning Considerations

The principal planning considerations are:

1. Design and heritage
2. Impact on neighbouring amenity.

Design and heritage

Policy HE6 of the National Planning Policy Framework (NPPF) requires substantial weight to be given to the conservation of designated heritage assets and requires any harm to the significance of a designated heritage asset to be weighed against the public benefits of the proposal. Policy HE9 further requires development within Conservation Areas to retain and conserve those elements that make a positive contribution to their character and appearance. Policy DM1 of the Haringey Development Management DPD requires development to achieve a high standard of design and respond positively to local character. Policies DM8 and DM9 seek high-quality shopfront design and require development to preserve or enhance the significance of heritage assets and Conservation Areas.

As the site lies within the Crouch End Conservation Area, special attention has been paid to the desirability of preserving or enhancing its character and appearance in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The application proposes three principal elements: a powder-coated steel roller shutter, a retractable canopy and associated alterations to the shopfront. The proposed fascia signage and advertising displays are subject to a separate advertisement consent application and do not form part of this assessment.

Policy DM8 of the Development Management DPD states that shopfronts, including security shutters and canopies, should be designed to a high standard and contribute positively to a safe and attractive environment. The policy specifically seeks the retention of traditional shopfronts that contribute to the visual, architectural and historic quality of the townscape. The policy further advises that security shutters should be open mesh and, wherever possible, positioned internally. Retractable canopies may be acceptable where appropriately designed and capable of being retracted when not in use.

The applicant has submitted additional information, including CGI images and supporting correspondence, confirming that the proposed shutter would be a solid powder-coated steel roller shutter mounted externally to the shopfront. Whilst the shutter would provide a degree of security, its installation would introduce a visually dominant and inactive feature that would substantially alter the appearance of the commercial frontage when deployed.

The proposed shutter would obscure the shopfront outside trading hours, reducing visibility into the premises and creating a closed and unwelcoming appearance. The use of a solid external shutter is contrary to the approach advocated by Policy DM8, which seeks open mesh and internal security solutions wherever possible. Such shutters are generally discouraged as they diminish active frontages, reduce natural surveillance and detract from the vitality and attractiveness of shopping parades.

No substantive justification has been provided to demonstrate why a solid externally mounted shutter is necessary, nor has evidence been submitted showing that less visually intrusive alternatives, including open mesh or internally mounted security measures, would not be feasible.

By virtue of its design, appearance and external mounting, the shutter would be visually intrusive and would fail to preserve the character and appearance of the host building and the wider parade. The proposal would erode the active and attractive commercial character that contributes positively to the significance of the Crouch End Conservation Area.

The proposed retractable canopy would project approximately 1.2 metres from the front elevation and would be positioned at approximately 2.1 metres above pavement level. The canopy would maintain sufficient clearance above the footway and would be comparable in scale and appearance to other retractable canopies located elsewhere within the parade. In isolation, this element of the proposal would be considered acceptable. If the application were otherwise acceptable, a condition requiring the canopy to remain retracted outside business hours would be appropriate.

However, notwithstanding the acceptability of the canopy, the proposed roller shutter remains the dominant component of the proposal and gives rise to concern.

It is therefore considered that the proposal would cause less than substantial harm to the significance of the Crouch End Conservation Area. In accordance with Policy HE6 of the NPPF, this harm must be weighed against any public benefits arising from the proposal. Whilst the provision of additional security measures may offer some private benefit to the operator of the premises, insufficient evidence has been provided to demonstrate public benefits of a scale necessary to outweigh the identified heritage harm.

Accordingly, the proposal fails to preserve or enhance the character and appearance of the Crouch End Conservation Area and conflicts with the policies outlined above.

Impact on Neighbouring Amenity

London Plan Policy D6 and Policy DM1 of the Development Management DPD seek to ensure that development maintains an appropriate standard of amenity for neighbouring occupiers.

The proposal comprises external alterations to the existing commercial frontage and would not result in any material loss of daylight, sunlight, outlook or privacy to neighbouring residential occupiers.

The proposed canopy would maintain adequate clearance above the public footway and would not impede pedestrian movement or adversely affect highway safety.

Accordingly, the proposal is considered acceptable in terms of its impact on neighbouring amenity.

6. Conclusion

The proposed retractable canopy is considered acceptable in design terms and would not, in isolation, harm the character and appearance of the area.

However, the proposed solid externally mounted roller shutter would introduce a visually intrusive and inactive feature that would detract from the appearance of the commercial frontage, undermine the attractiveness and vitality of the shopping parade, and fail to preserve the character and appearance of the Crouch End Conservation Area.

The proposal would result in less than substantial harm to the significance of the Conservation Area, and no public benefits have been demonstrated that would outweigh that harm.

The proposal is therefore contrary to Policies DM1, DM8 and DM9 of the Haringey Development Management DPD and is recommended for refusal.

7. Community Infrastructure Levy (CIL)

Not applicable.

8. Recommendation

It is recommended that planning permission be **REFUSED** for the reason set out below.

Refusal Reasons:

The proposed solid externally mounted roller shutter, by reason of its design, appearance and external siting, would create a visually intrusive and inactive frontage that would detract from the appearance and vitality of the parade and fail to preserve or enhance the character and appearance of the Crouch End Conservation Area. The resulting less than substantial heritage harm is not outweighed by any identified public benefits. The proposal is therefore contrary to Policies DM1, DM8 and DM9 of the Haringey Development Management Development Plan Document (2017).