



Officer Report

Application Number:	HGY/2023/3024
Application Type:	Full planning permission
Address:	Shop, 38 Quernmore Road, Hornsey, London, N4 4QP
Proposal:	Removal of existing shopfront and replacement with a new frontage in connection with prior approval HGY/2023/2192
Case Officer:	Josh Parker
Valid Date:	09/11/2023
Applicant:	MR Aristos Georgiou
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the removal of existing shopfront and replacement with a new frontage in connection with prior approval HGY/2023/2192.

Site and Surroundings

The application site is located on the corner of Quernmore Road and Stapleton Hall Road, within the Stroud Green Conservation Area. The site contains a traditional ground floor shop area at the front to be converted into residential and three-storey residential property at the rear. The application immediate area is supported by small shops and businesses on the ground floor and residential above, located approximately 50m west from the Haringey Train Station.

Relevant Planning and Enforcement History

- HGY/2023/2192 Application to determine if prior approval is required for the proposed change of use of the ground floor premises from commercial, business and Service use (Use Class E) to a one bedroom dwelling (Use Class C3). Application made under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA. Approved 06/10/2023.
- HGY/2023/2560 Discharge of condition (3) of HGY/2023/2192 type and location of secure and covered cycle parking. Approved 04/01/2024.

Enforcement History

N/A

2. CONSULTATION RESPONSE

The following were consulted regarding the application:

Internal:

1) LBH Conservation Officer: no comments

3. LOCAL REPRESENTATIONS

The application has been publicised by way of site notice displayed in the vicinity of the site and letters sent to the adjoining neighbours. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

4. 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.

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Policy context

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

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 shopfront of the application property is part of a group of shopfronts of uniform design and appearance. Most of the neighbouring shopfronts in the Quernmore Road, despite small alterations, have retained their traditional design and proportions which can be appreciated on their own but also as part of a group. These contribute to the uniformity of the parade and make a positive contribution to the character and appearance of the conservation area.

The proposed works seek minor changes, basically removing the front access and installing triple glazed windows to help the transition of the ground floor into residential as part of the prior approval referenced in the history above. The modified design would allow for better security and energy efficiency with the new glazing.

The modified shopfront is of a similar design to the existing, respecting and retaining original features typical to Edwardian shopfront design, such as a stallriser, transom bar, pilasters and corbels, as such respecting this parade and the appearance of the streetscene.

It is considered that development has a neutral effect on the character and appearance of the conservation area, leaving it preserved.

Conclusion

For the reasons set out above, the development is considered to be acceptable, in the context of the relationship of this premises with neighbouring shopfronts, the character and appearance to this part of the conservation area, which is left preserved, in accordance with policies DM1, DM8 and DM9 of the adopted DPD.

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

CIL

The increase in internal floor area would not exceed 100 sq. m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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 and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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.