



Officer Report

Application Number:	HGY/2023/2476
Application Type:	Full planning permission
Address:	144 High Road, Wood Green, London, N22 6EB
Proposal:	Alterations to shopfront
Case Officer:	Emily Whittredge
Valid Date:	15/09/2023
Applicant:	C/o Agent n/a
Agent:	Tom Leigh

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a ground floor commercial unit on the east side of the High Road in Wood Green. Permission was recently granted for a change of use to Adult Gaming Centre (sui generis).

The site is within a Secondary Shopping Frontage in the Wood Green Metropolitan Centre and is in a Growth Area. The site does not relate to a listed building and is not within a conservation area.

2. Policies and Constraints

Article_4_Direction_HMO_DM DM17

Wood Green Metropolitan Centre Policies SP10, SA3

Family_Housing_Protection_Zone DM16

3. Relevant Planning and Enforcement History

HGY/1990/0227 Change of use from retail (A1) to restaurant (A3) Refuse 26/06/1990

HGY/2007/2554 Change of use from A1 (retail) to A2 (financial / professional services) and installation of new shopfront. Approve with Conditions 30/01/2008

HGY/2010/0487 Change of use from A1 (part of no 146) to A2. Approve with Conditions 29/04/2010

HGY/2022/4454 Change of use from Betting Shop (sui generis) to Adult Gaming Centre (sui generis). Approve with conditions 15/09/2023

HGY/2023/3092 Display of advertisements including externally illuminated fascia sign and externally illuminated projecting sign. Approve with Conditions 15/12/2023

4. Neighbour Consultations

There were neighbours consulted on this case.

Comments Received

No comments were received in response to neighbour notification.

5. Design and Access

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. Policy DM8 requires that proposals for new shopfronts are of a high quality and relate well to the scale and character of the original building and surrounding area.

The application seeks alterations to the shop front including replacement of the centrally aligned single door with an offset pair of doors. The existing shop front is modern aluminium construction, as would be its replacement. Frontages within the shopping parade vary in design, and the proposal would largely be in line with others in the area. A ramped access to the unit would be provided. The development is considered acceptable in respect of its appearance and impact on the shopping parade and would comply with the requirements of Policy DM8.

6. Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The minor nature of the proposal would result in no harm to the amenity of neighbours.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the building and the locality and would provide easy access to all members of the community.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. 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.

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.