



Officer Report

Application Number:	HGY/2024/0371
Application Type:	Full planning permission
Address:	Shop, 716 Seven Sisters Road, Tottenham, London, N15 5NE
Proposal:	External alterations to replace shopfront shutters and door with new windows and doors following prior approval ref. HGY/2023/3210.
Case Officer:	Oskar Gregersen
Valid Date:	14/02/2024
Applicant:	4 Mr Martin Nathan
Agent:	Stephen Birrell

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No responses were received in relation to this application.

REASONS FOR GRANTING PERMISSION

The subject site is a ground floor ex-commercial unit, recently approved for conversion to residential under prior approval HGY/2023/3210. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision, and is as follows;

HGY/2022/4313 | Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA
Not Required

HGY/2023/3210 | Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA
Approve

Permission is sought for alterations to the elevations of a site to regularise its appearance as a residential unit as opposed to commercial. These alterations would include removal of the existing roller shutters, as well as infilling the window on the eastern elevation with matching brickwork and the installation of two windows on the northern elevation facing Seven Sisters Road. Lastly the existing door will be moved from the corner of the site to the eastern elevation to create a safer and more functional entrance for future residents.

Materially the front elevation would be rendered in light render to match the upper floors, with a dark render band creating some distinction between the floors. Where brickwork is used it would match the existing brickwork. Windows proposed would be in white uPVC to match the upper floors.

Officers note that the proposed changes would help to regularise the appearance of the dwelling as a residential unit, and would appear more coherent to a dwelling than the neighbouring conversions at neighbouring No. 714 Seven Sisters Road. The proposal is considered sensitive to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The proposed additional windows would be located in place of existing roller shutters and windows, and the site is located in an area that is largely industrial. Therefore, it is unlikely that there will be any issues of overlooking into neighbouring residential sites. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

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 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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: 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.