



Officer Report

Application Number:	HGY/2024/0909
Application Type:	Full planning permission
Address:	159 Tottenham Lane, Hornsey, London, N8 9BT
Proposal:	Installation of 2 x retractable shop front awnings.
Case Officer:	Roland Sheldon
Valid Date:	16/04/2024
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Applicant:	MR YILDIRAY GUN
Agent:	Mrs EMINE FEZAL YURDAKUL

RECOMMENDATION

Approve with Conditions

1. Site location

The application site contains a four-storey mixed use building containing a large retail unit at at ground floor level and residential apartments on the upper floor levels., located on the eastern side of Tottenham Lane, N8. The surrounding uses are a mix of retail-related commercial and residential uses. The site is located within Crouch End District Centre. The site is not located within a conservation although the boundary of the Crouch End Conservation Area is located to the rear of the site. The site does not contain and is not within the curtilage of a listed building.

2. Description of Proposal

The proposal seeks the installation of 2 retractable shopfront awnings to the retail unit.

3. Relevant Planning and Enforcement history

The site has a detailed planning history. The most pertinent planning history is the relatively recent planning consent for the erection of the building as a variation of condition application in 2018.

159 Tottenham Lane, N8 9BT

HGY/2018/2529: Removal of Condition 1 (Time limit) and Variation of Condition 2 (approved drawings), Condition 3 (materials), Condition 5 (waste storage), Condition 8 (cycle parking) and Condition 24 (landscaping) attached to planning permission HGY/2014/0484 – Approved 04/04/2019

HGY/2014/0484: Erection of a part 4 / part 5 storey building to contain retail development on the ground floor consisting of 422sq.m of A1 use and 218sq.m of A3 use with 18 residential units on the upper floors – Approved 31/10/2014

4. Internal & Statutory Consultation

The following were consulted regarding the application:

a. LBH Transportation Group: The transportation team raised concerns on the original submission, with regards to the 3 metre depth of the awning being excessive, the need for 0.6 metre clearance from the edge of the carriageway, and a clear headroom of 2.75 metres being provided.

Revised plans were received that addressed these concerns.

5. Local Representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 2

Objecting: 2

Supporting: 0

Neither: 0

The following issues were raised in the received representation:

- Issues with impact of forecourt trading on walking space on the public footway, which is already taking place under the central section of the retail unit.
- It will also hinder use of the parking spaces adjacent to the site.

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Character and design and;
2. Highways and transport considerations.

Character and design

Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) 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.

DM policy DM8 outlines that the Council will not support shopfront canopies fixed in the 'down' position. Retractable canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance.

The proposal seeks to install retractable aluminium canopies either side of the existing central retractable canopy. It does not appear that this feature currently benefits from planning permission.

The retractable canopies as revised would have a full extendable depth of 2 metres with a clearance height of 2.75 metres. It would have a striped black and white appearance to match the existing feature. In design terms, their addition would respect the character and appearance of the host building and the wider locality. As such the proposal is acceptable with regards to design and character considerations.

Highways and transport considerations

London Plan Policy T4 highlights that development proposals should not increase road danger. Local Plan policy SP11 highlights the Council will work with its partners to promote road safety and pedestrian movement. DM policy DM8 outlines that retractable canopies must maintain sufficient clearance.

The site does not benefit from any private forecourt area, with a narrow public footway shown measuring 3 metres depth adjacent to the site. It is understood that stalls have started to be placed immediately outside the central shopfront which has reduced the public footway depth.

Whilst there are concerns about the impact on pedestrian movement and highway/pedestrian safety that could result from trading stalls placed on the footway outside the site, on-street trading does not form part of this planning application, which is solely for the erection of the retractable canopies.

There is a licensing regime for on-street dining/trading, and a licensing application has been received by the Council for on-street trading, which is currently in the process of validation.

The canopies have been increased in height to a clearance height of 2.75 metres which should ensure their addition would not impede on-street pedestrian movement. As such the proposal is considered to be acceptable with regards to highway/pedestrian safety.

An informative shall be included however that if the applicant wishes to display/trade goods on the adjacent public footway, it will be necessary for the applicant to obtain a licence from the Council's Licensing team.

Conclusion

The proposal is acceptable with regards to design, character and highway safety considerations.

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.

7. CIL Applicable

There would be no net increase in internal floor area as part of the proposal, and therefore the development would not be liable for Mayoral or Haringey CIL contributions.

8. Recommendation

The application is recommended for approval subject to the following 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.

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.

The applicant is advised that no planning permission currently exists for the central retractable canopy that has been installed in the central shopfront.

The applicant is advised that this grant of planning permission only extends so far as to the development as described in the description of development within this decision notice, and for no other development. If the applicant wishes to display/trade goods on the adjacent public footway, it will be necessary for the applicant to obtain licensing consent from the Council's Licensing team.