



Officer Report

Application Number:	HGY/2024/1114
Application Type:	Full planning permission
Address:	3 Queens Parade, Green Lanes, Hornsey, London, N8 0RD
Proposal:	Retrospective planning application for a new shopfront including shutter.
Case Officer:	Nathan Keyte
Valid Date:	03/06/2024
Applicant:	Mr Andreas Mpletsas
Agent:	Mr Nikos Savvides

RECOMMENDATION

Approve with Conditions

1. Site location and description

The property is a mid terrace commercial property with residential above, currently in use as a café/ restaurant. The character of the area is characterised by retail commercial units with residential above, and residential in the wider area.

A visit was made to view the site from the public highway 18 July 2024, with the assessment also relying upon images provided by the applicant and publicly available imagery.

2. Description of Proposal

The proposal is for the alteration of the existing shopfront. The alterations will result in the existing front shopfront being set further into the property, creating a semi-enclosed space to be used for outdoor seating, and changes to the glazing. Roller shutters are proposed to the front elevation. No change is proposed to the existing door leading to the units above.

The works are retrospective in nature, as evidenced by the photos provided with the application. Based on Google imagery, the change occurred between March 2019 and April 2021.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

HGY/1992/1242,

Address: 3, Queens Parade, Green Lanes, London, N4, London

Proposal: Renewal of temporary permission for use of ground floor as hot food take away.,

Decision Date: 15 December 1992

Decision: Approve with Conditions

4. Consultations

Haringay Ladder Community Safety Partnership: No response.

Harringay Green Lanes Traders Association: No response.

LBH Licensing: No response.

LBH Transportation: No objection.

5. Local Representations

The application has been publicised by way of letters and on the public register. No representations have been received on the application.

6. Assessment of planning considerations

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the area;
2. Inclusive access; &
3. Highway/ public safety.

Design and impact on the character and appearance of the area

Policy context

London Plan (2021) policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that "development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character."

Local Plan Policy SP11 (2017) and Haringey Development Management Development Plan Document (DPD) Policy DM1 'Delivering High Quality Design' seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. Policy DM1 contains design standards which include, amongst other things, a need to relate positively to the locality having regard to, amongst other things, distinctive local architectural styles, detailing and materials.

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."

DPD Policy DM44 relating to neighbourhood parades and other non-designated frontages supports the use of ground floor premises for appropriate town centre, community and economic uses where active frontage is provided.

Assessment

A large amount of glazing is retained in the recessed shop front, though is less than originally present. Historic google imagery shows roller shutters in use on the shop and nearby shops since 2014.

The proposal will result in the shop front being recessed, to form a semi-enclosed seating area. Notwithstanding this, the use of the recessed area as seating/ dining maintains a degree of active frontage for the shop, and is not considered to result in development that would have a negative impact on the attractiveness of the environment.

Inclusive Access

Policy D5 of the London Plan and local plan policy DM3 sets out that inclusive design is to be considered in all aspects of development; this includes the refurbishment of existing buildings. Inclusive design enables all users of the premises to enter and exit the premises independently without additional effort, separation or special treatment and with dignity.

The proposal does not comment on how inclusive access will be provided to the shop, and while a small change in levels is noted between the site and the highway, this observed to be existing.

Highway & public safety

As outlined above Policy DM8 requires shopfront and associated structures to not affect ease of access.

The proposal does not introduce changes to the awnings and would therefore not introduce additional impact on the highway and public safety. The provision of roller shutters are understood to be consistent with the existing situation.

7. Conclusion

It is concluded that the development will maintain the vitality and viability of the site, preserve or enhance the character or appearance of the area, and accords with policies DM8 and DM44 of the Development Management DPD, and policy HC1 of the London Plan.

8. Recommendation

GRANT PERMISSION SUBJECT TO CONDITIONS

Conditions:

- 1 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: Advertisements

Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.