



Officer Report

Application Number:	HGY/2023/2767
Application Type:	Full planning permission
Address:	Shop, 410 High Road, Tottenham, London, N17 9JB
Proposal:	Shopfront repairs and alterations
Case Officer:	Sabelle Adjagboni
Valid Date:	13/10/2023
Applicant:	Camilla Gersh
Agent:	Jemima Webb

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the erection of a new shop front.

- New timber fascia board with timber cornice to top edge and architrave to bottom with concealed led strip lighting
- Unilluminated hanging sign
- Console brackets
- New timber shopfront formed of two windows: double-glazed bi-folding opening panels to top section with fixed section below
- Existing render and brick slips removed from existing piers and new render to pilasters to be painted
- Existing timber door refurbished and painted to match shopfront
- New two-panel timber double-glazed timber framed door
- Existing masonry stallriser to have tiles removed, new render applied and painted as shopfront
- Existing grill-type shutters retained and refurbished

2. Site and Surroundings

The application site is the ground floor of a three-storey building with commercial unit on the ground floor and residential units on the upper floor. The site is in THRHC/Bruce Grove conservation area but is not a listed building. The application site also falls within the Tottenham High Street Heritage Action Zone. The subject site is currently a restaurant called 'The Garden House'.

The history of the site shows that it has been home to multiple restaurants since the late 70s. High Road is predominantly a commercial road with a lot of diverse commercial units on either side.

3. Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/1951/0202

Address: 410-412, High Road, N17, London

Proposal: 410 Rebuilding of existing chopping house

Decision Date: 28 November 1951

Decision: Approve with conditions

HGY/1977/0453

Address: 410-412, High Road, N17, London

Proposal: Installation of new shopfront and sign and use of basement to licensed restaurant

Decision Date: 04 November 1977

Decision: Approve with conditions

HGY/1978/0456

Address: 410-412, High Road, N17, London

Proposal: Change of use from basement to restaurant

Decision Date: 05 September 1978

Decision: Approve with conditions

HGY/1991/0000

Address: 410A, High Road, London, N17, London

Proposal: Erection of single storey rear extension for storage purposes

Decision Date: 2 December 1991

Decision: Approve with Conditions

HGY/1991/1078

Address: 410A, High Road, London, N17, London

Proposal: Extension at second floor level, rear extension to first floor and formation of a three-bedroom maisonette.

Decision Date: 2 December 1991

Decision: Approve with Conditions

HGY/2004/1359

Address: Electric House, 410, High Road, London, N17 9JB, London

Proposal: Erection of single storey side extension and change of use from retail (A1) to internet cafe/bookshop/cafe restaurant (A3).

Decision Date: 4 August 2004

Decision: Approve with Conditions

4. Consultation response

LBH Conservation Officer - *The proposed works to refurbish the shopfront of property at no 410 High Road within Bruce Grove Conservation Area are much needed and offer an opportunity to declutter and enhance the existing shopfront at 410 Tottenham High Road, thus implementing those guiding principles enunciated in the Bruce Grove Design Guide which is also aimed to future shopfront improvements to the neighbouring properties.*

As a positive contributor to the character of the conservation area, property at No 410 is unique and irreplaceable and the redesign of its shopfront has been considered on its own merits considering the council's design guidance for the Bruce Grove Conservation Area. The redesign of this much altered shopfront has required careful assessment of both its surviving architectural frame and of the architectural composition of the facade of the host building, these compositional elements have largely led the proposed shopfront redesign, and due to the absence of any historic evidence of the original shopfront design for this specific property, the proposed redesign acceptably rests on the conservation-led re-interpretation of the historic shopfronts in the area flexibly arranged to suit the needs of the operating business.

The proposal is clearly and comprehensively illustrated and will unveil and enhance the character of both the shopfront and its host building within the Conservation Area and the submitted application is fully supported from the conservation perspective.

5. Local representations

The application has been publicised by way of 46 letters. No representations were received in response to notification and publicity of the application.

6. Material planning considerations

The main planning considerations raised by the proposed development are:

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

Design and impact on the character and appearance of the area [CA]

Policy context

London Plan (2021) policies emphasise the importance of high-quality 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."

Assessment

As mentioned above, 410 High Road lies within the Bruce Grove Conservation Area and is considered to positively contribute towards the Conservation Area's significance. The site also lies within the Tottenham High Street Heritage Action Zone. This area is undergoing heritage-led regeneration, which includes the Council delivering a programme of shopfront improvements in the area as part of works to improve the High Street and undo the gradual harm which unsympathetic alterations and shopfronts have done to the significance of the Conservation Area and heritage assets within this zone.

No. 410, dates to around c1870-80 has a striking facade featuring a triple-arched first-floor window with stucco embellishments and frieze of trefoils below a deep dentil cornice. The third storey is a poorly detailed modern addition and the shopfront, like many within the conservation area has been subject to unsympathetic alterations to its shopfront.

The current shopfront is comprised of two aluminium fasciae at the top with the name of the restaurant. The rest of the façade is highly glazed including a large fixed glazed picture window mounted on a deteriorating timber mount and an aluminium glazed entrance door for the restaurant. Next to the restaurant's door, is a timber door. The façade also includes panels of red brick on its border and between the two doors.

The existing shopfront is not sympathetic; hence, an improved development proposal is welcome. The new scheme has been discussed at length and has undergone multiple amendments from the original submission.

Overall, the proposal simplifies and declutters the existing shopfront and improves visibility and appreciation of upper storeys of the host building. Although, as acknowledged by the conservation team, not enough evidence of the historic character exists, efforts have been made to reinstate some traditional elements, particularly the console brackets which the existing aluminium fascia of the shopfront conceals. This is in line with the Bruce Grove Conservation Area design guide which requires that shopfront retain/restore console brackets with architectural features.

The design ties together the shopfront design underneath the new well-proportioned timber fascia board with timber cornice to top edge and architrave to bottom with concealed LED strip lighting. The new signage will be contained within this top fascia board enable legibility of the façade. It will be formed of individual letters 300mm high made of timber/MDF and fixed to the new timber fascia behind and projecting 100mm. The double paned windows and the glazing of the entrance door are well proportional to the panels at underneath the windows and the door creating a uniform and symmetrical appearance.

A new timber fascia panel will be installed over the retained shutter boxing. This new panel shortens the second existing aluminium fascia board to increase the height of the glazing on top of the residential timber door to fit in with the shop door and window glazing. A new timber architrave will be fixed over the residential door and this secondary fascia board, framing the primary fascia board and thus highlighting the hierarchy of the elements of the shopfront.

The proposed shopfront due to its design and detailing is considered to be acceptable and sympathetic to the shopfronts within its immediate surroundings. As such the proposal will enhance the character of both the shopfront and its host building within the High Road and Conservation Area at large.

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 new shopfront allows for disabled access from the public highway into this retail unit.

Highway & public safety

As outlined above Policy DM8 requires shopfront and associated structures to not affect ease of access. The proposed shopfront raises no concerns in respect of highway safety considerations.

Conclusion

The proposed development is considered acceptable in terms of its design and the character and appearance of this building as well as the character of the immediate surroundings, streetscene and character and appearance of the conservation area.

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

N/A

8. Recommendation

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.

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.