

Officer's Report

Application Number	HGY/2023/0118
Type	Full planning permission
Location	Shop, Bomarsund, 94 Fortis Green, Hornsey, London, N2 9EY
Proposal	Alterations to the shop front, replacement roof finish along with the installation of 4 x rooflights.
Case Officer	Mercy Oruwari
Valid Date	13/01/2023
Applicant	G. Banks
Agent	mr Bertino Ramirez

RECOMMENDATION

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Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is the one storey commercial unit at the front of a building referred to as Bomarsund. The unit falls under use class E (retail), although it has been vacant for approximately 14 years. The shop was originally a post office and grocer in the 1870s, then a wine merchant 1930-80s and then the last retail use was a travel agent in the 1990s before becoming vacant. The site is located within the Fortis Green conservation area. Although it does not fall within the curtilage of a listed building both the commercial unit at the front and the residential at the rear are locally listed.

The planning history of the site has been taken into account when coming to this decision:

- HGY/2021/3424 - Change of use from retail (Class E) to residential (Class C3); alterations to existing frontage and forecourt; erection of front bulkhead and external lighting; installation of 4 x rooflights. Refused

It is proposed that the use of the unit will remain within class E and therefore the future business is permitted. The design of the shop front will replicate the historic precedence of the retail unit. The proposed alteration will retain similar proportions to the existing. The new shopfront would be hardwood timber, with low level plinths, a single door and a fanlight above. The glazing would be similar although the door would be repositioned further to the right (viewed from the street). Similar to the adjacent properties the shop will have a flush signage. At the time of submission no signage works have been sought as this will be submitted at a later date. The entire shop front will be painted in the colour calke green.

The roof would be repaired and 4x new low lying conservation roof-lights would be installed to provide more natural light and better ventilation to the space. The roof-lights would not be visible

from the street. Directly in front of the shop the hard landscaping area would be replaced with a new permeable non slip cobble paving.

Overall the proposal would enhance the character and appearance of the Fortis Green conservation area. It is therefore considered that this represents an improvement/enhancement to the character and appearance of this small parade of shops.

The proposed development is in general accordance with Policies DM1, DM9, 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.

Informatives:

- INFORMATIVE: New Signage
A separate application will be required for the display of any illuminated signs.
- 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.