



Officer Report

Application Number:	HGY/2024/2671
Application Type:	Full planning permission
Address:	Itsu, 133 High Road, Wood Green, London N22 6BB
Proposal:	Installation of new ground floor window for delivery pickup on north western elevation
Case Officer:	Alicia Croskery
Valid Date:	27/09/2024
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Applicant:	Mr Richard Piggot
Agent:	Mr Rob Blakemore

RECOMMENDATION

Approve with Conditions

1. Site location

The site is a single storey commercial tenancy currently proposed to be a chicken shop. The site is located on the southern corner of High Road and Alexandra Road.

The character of the area is characterised by commercial units and falls within the Primary shopping area.

2. Description of Proposal

The proposal is for the installation of a new ground floor window for delivery pickup on the north western elevation.

The agent has confirmed that a separate application for advertisement consent will be submitted and considered under separate legislation.

3. Relevant Planning and Enforcement history

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

HGY/2023/1016 – Approved – Variation of condition 8 (Servicing vehicle delivery hours) and condition 11 (hours of use) of planning approval ref: HGY/1998/1695 (First floor extension. Refurbishment and formation of one retail unit. New shopfront alterations to elevations).

HGY/2023/ 0839 – Approve with conditions - Halo illuminated fascia signage, non-illuminated text and characters to top part of ground floor glazed shopfront, and a single externally illuminated projecting sign to the High Road frontage of the premises.

HGY/2023/1400 – Withdrawn - Removal/variation of conditions

HGY/1998/1695 – Approve with conditions - First floor extension. Refurbishment and formation of one retail unit. New shopfront alterations to elevations.

4. Internal & Statutory Consultation

The following were consulted regarding the application:

Infrastructure protection (LU/DLR): - Have reviewed the application and have no objection to the proposal.

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: 0

Objecting: 0

Supporting: 0

The following comments were raised in the representations received:

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 [CA];
2. Inclusive access

Design and impact on the character and appearance of the area

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

The proposed window that is to be added to the shop front in terms of its proportions, materials and choice of colour is considered acceptable and will relate well to the scale and character of the building and surrounding area.

The shopfront would be constructed from red painted timber which is considered an acceptable material for a development of this nature. The colour to the window is considered acceptable in relation to both the host building and the wider area, where there are several other shop fronts which differ in colour.

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 proposed window will not impact the access for the building.

7. Conclusion

In conclusion, it is considered that the proposed development would be acceptable in terms of its design and the character and appearance of this building as well as the character of the immediate surroundings and street scene.

8. Recommendation

The application is recommended for approval 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: 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.

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: 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: 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.