

## LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 06/05/2014

### REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

**Reference No:** HGY/2014/0723

**Ward:** Crouch End

**Date received:** 12/03/2014

**Drawing number of plans:** MD/1039-01/FP

**Address:** 40-41 Topsfield Parade Tottenham Lane N8 8PT

**Proposal:** Retrospective application for alterations to existing shopfront

**Existing Use:** Restaurant

**Proposed Use:** Restaurant

**Applicant:** MrSidar Akyuz

**Ownership:** Private

### PLANNING DESIGNATIONS

Retrieved from GIS on 13/03/2014

Retrieved from GIS on 13/03/2014 Conservation Area

Road Network: C Road

**Officer contact:** Fortune Gumbo

### RECOMMENDATION

GRANT PERMISSION subject to conditions

### SITE AND SURROUNDINGS

The application site lies on Tottenham Lane within the Crouch End District Centre which is most notable for the 3 and 4 storey buildings of Topsfield Parade and Broadway Parade. These generally have shops on the ground floor with flats above, although in some cases the upper floors are used as commercial premises. Within the district centre, the buildings have both very strong vertical lines (arising from the patterns of brickwork and fenestration) and, from a slightly more distant viewpoint, strong horizontal lines (arising from the use of stone banding). Broadway Parade and Topsfield Parade both make a major contribution to the character of the Crouch End Conservation Area. The application site is not a listed building.

### PLANNING HISTORY:

#### Planning Application History

Planning	<a href="#">HGY/1994/0693</a>	REF	16-08-94	40-41 Topsfield Parade, Tottenham Lane London	Display of internally illuminated fascia and projecting box sign.
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Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">HGY/2014/0723</a>	PENDING	---	40-41 Topsfield Parade Tottenham Lane London	Retrospective application for alterations to existing shopfront
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/1963/0882</a>	GTD	31-05-63	40-41 Topsfield Parade	Replacement of temporary buildings by new storage building at rear of shop.
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/1963/0883</a>	GTD	24-07-63	40-41 Topsfield Parade	40/41 Replacement of temporary building by new storage building 40/41.
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/1978/1378</a>	GTD	14-11-78	40-41 Topsfield Parade	22/9/78 Erection of rear extension to ground floor shop for use to warehouse(41).
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/1979/1362</a>	WDN	06-12-79	40-41 Topsfield Parade	4/7/79 Installation of new aluminumshop front (40).
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/1981/1512</a>	GTD	03-02-81	40-41 Topsfield Parade	13/11/80 Installation of new shop front to existing retail shop. (40).
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/1981/1513</a>	REF	02-06-81	40-41 Topsfield Parade	27/2/81 Erection of single storey warehouse and installation of extra staircase over existing back addition. (41).
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/1982/1460</a>	GTD	12-08-82	40-41 Topsfield Parade	(40) 2/6/82 Erection of rear store.
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/1987/1899</a>	GTD	03-06-87	Blockbuster Video Express 40-41 Topsfield Parade, Tottenham Lane London	4/3/87 Erection of extension to provide additional store room for plumbers merchant (40).
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/9999/5398</a>		---	40-41 Topsfield Parade	
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/9999/5399</a>			40-41 Topsfield Parade	
Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	<a href="#">OLD/9999/5400</a>			40-41 Topsfield Parade	13/6/94 Display of eternally illuminated fascia and projecting box sign. (40-41).

## Planning Enforcement History

None

## DETAILS OF PROPOSAL

The application is for the retention of the altered shopfront.

## CONSULTATION

Local businesses  
Local Residents  
Ward Councillors

LBH Enforcement  
LBH Design and Conservation

## RESPONSES

7 Fairfield Road – **Objection** on the grounds that there has been no material change of use application.

*The LPA response is that the material change of use was carried out under the prior notification process, therefore there was no need for a formal application for the material change of use. This objection appears not to relate to the merits of the current application, which is for a shopfront and therefore is not afforded any evidential weight.*

30 Dickenson Rd – Supports the proposal on the basis that the proposal has revitalised that section of the area.

Flat 2, 40 Topsfield Rd – Supports the proposal on the basis that the proposal represents a marked improvement on what was there before.

## RELEVANT PLANNING POLICY

CSV5 'Alterations and Extensions in Conservation Areas'  
UD3 'General Principles'

## ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issue which falls for consideration is the effect of the proposal on the character and appearance of the Crouch End conservation area.

The LPA has a statutory duty to ensure that all proposals within conservation areas enhance and preserve the character and appearance of the conservation area. This application is therefore assessed primarily on that basis.

This retrospective planning application is for a recessed shop front with a small sitting area and signage to the top. There are a number of recessed shopfronts within the shopping parade, some of which are original and some which have been installed over the years. They are all of different shapes, scales and scopes of the recessions. In fact, the adjoining property, number 39 has a recessed shopfront smaller than the application site. Therefore the proposal is not an alien concept in this location. Policy UD3 'General Principles' of the Haringey UDP (saved policies 2006) states that development proposals, should, inter-alia, complement the character of the local area and be of a nature and scale that is sensitive to the surrounding area. It is considered that this proposal meets this requirement.

Policy CSV5 'Alterations and Extensions in Conservation Areas' requires that alterations and extensions to buildings in conservation areas, should, inter-alia, retain or reinstate characteristic features. The proposal in recessing the glazing, has retained and displayed the exposed brick load bearing walls in the middle to the front and also on the sides. This serves to reiterate and reinforce the vertical elements of the building which characterise this part of the conservation area.

The immediate area comprises of highly decorative three storey red brick terrace with ground floor retail units has an additional attic floor with dormers in large shaped gables in

the slate roof, tall red brick chimney stacks and a parapet decorated with brown brick recessed stepped panels. Each unit is defined vertically by full height pilasters of alternate bands of stone and red brick and has stone string courses at sill level and a stone parapet cornice. All windows have stone surrounds with hood mouldings, those on the first floor have cambered heads and those on the second have scrolled heads. The scrolled Dutch style gables also have stone detailing and round headed window openings. The shopfronts retain almost all of the original elements of their surrounds that are made up of brown glazed brick pilasters topped by twin scrolled corbel brackets and urn finials and fascias with decorative cornices. It is considered that the current design, though not true to the original design, incorporates the spirit of the character, appearance and design and represents a marked improvement to the shopfront compared to the previous Blockbuster shopfront with a 'drop in' opening. In addition, the proposal has introduced a stallriser which was missing in the old Blockbuster shopfront. This element is considered as a positive move towards the enhancement and preservation of the conservation area and deserves support.

SPG6a 'Shopfronts, signage and security' requires that signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided. It is considered that this proposal meets this requirement.

SPG1a 'Design Guidance' states that:

*All development should create an active public face at ground floor, street frontage level. Designing for active frontage helps create varied, safe, lively places with their own vitality. Active frontages also provide plenty of natural surveillance.*

*The following elements should be considered when creating active frontage;*

- *Frequent doors and windows, with few blank walls;*
- *Narrow frontage buildings, giving vertical rhythm to the street scene;*
- *Articulation of facades, with projections such as bays and porches incorporated, providing a welcoming feeling; and on occasion,*
- *Lively internal uses visible from the outside, or spilling onto the street*

The proposal is considered to accord with this guidance and therefore is acceptable.

## **CIL APPLICABLE**

N/A

## **SUMMARY AND CONCLUSION**

The shopfront and signage, though not original is not out of keeping and it enhances and preserves the appearance and character of the conservation area. The shopfront goes a long way in improving the vitality and vibrancy of this part of the shopping centre and represents a marked improvement and is therefore recommended for approval.

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

Registered No. HGY/2014/0723

Applicant's drawing No.(s) Unnumbered

Subject to the following condition(s)

1. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.