



Appeal Decision

Site visit made on 6 October 2025

by N Unwin BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th November 2025

Appeal Ref: APP/Q5300/W/25/3370486

401 Hertford Road, Enfield EN3 5PR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Mehmet Karakaya against the Council of the London Borough of Enfield.
 - The application Ref is 25/01749/FUL.
 - The development proposed is described as: installation of a fully glazed display area at the front of the property, with a maximum projection of 3 metre.
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Decision

1. The appeal is allowed and planning permission is granted for installation of a fully glazed display area at the front of the property, with a maximum projection of 3 metre at 401 Hertford Road, Enfield EN3 5PR in accordance with the terms of the application, Ref 25/01749/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos:
 - MEM-PL02B; MEM-PL01A; MEM-PL03A; MEM-PL04A; and PP-14019766v1
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials stated within the application form.

Background and Main Issue

2. The appeal relates to a planning application that was not determined by the Council within the prescribed period. I note that the Council would have refused planning permission should it have made a decision on the proposal. I have had regard to the parties' submissions in establishing the main issue which is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site forms the ground floor of a property on the corner of Hertford Road and Albany Park Avenue. The appeal site is part of a short terrace with commercial units located on the ground floor with their front elevations, inclusive of the appeal property, primarily glazed and adjoining a modest open triangular area setting them back from the highway and creating a sense of openness. An enclosed glass structure projecting approximately 3.5 metres from the front elevation of 397B Hertford Road built on top of decking, benefits from planning

permission. Therefore, the ground floor front elevation of the terrace is varied in its building line.

4. The proposal would project approximately 3 metres beyond the existing front elevation. Given its single storey scale and modest depth, the proposal would appear as an understated addition with the significant set back from the highway limiting its presence within the street scene and maintaining the open character of the area. The proposed development would project a similar distance from the front elevation as that of the approved structure at No 397B, continuing the variation in the building line. The extensive use of glazing would reflect that of the ground floor front elevations of the terrace, facilitating its assimilation with the surrounding built environment, particularly that of the commercial frontages.
5. As such, the proposal would not have a harmful effect on the character and appearance of the area. Accordingly, I find no conflict with the relevant provisions of Policy D3 of the London Plan (2021), Policy CP30 of the Enfield Plan Core Strategy 2010-2025 (2010), and Policies DMD37 and DMD39 of the Development Management Document (2014). When read together these policies require development to respond to local distinctiveness and have regard for their context, amongst other things.

Conditions

6. In addition to the standard time limit condition, I have imposed a condition specifying the approved plans as this provides certainty. I have imposed a condition relating to materials to safeguard the character and appearance of the building and the area.

Conclusion

7. For the reasons given above the appeal should be allowed.

N Unwin

INSPECTOR