Mr Kamal Uddin
2 Alexandra Road
London
N8 0PP

Planning Application Reference No. **HGY/2015/0752**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF REFUSAL OF PLANNING PERMISSION

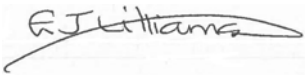
Location: **81 Turnpike Lane, N8.**

Proposal: **Change of use from A1 to A2**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 16/03/2015 and drawing numbers: Appendix 1

SEE SCHEDULE OF REASONS ATTACHED

11/05/2015



Emma Williamson
Head of Development Management
Planning Service

NOTE: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Director of Regeneration, Planning and Development **Lyn Garner**

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/0752

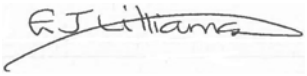
The application shown above has been refused for the following reason(s):

1. The proposed change of use from A1 to A2 is unacceptable as it has not been demonstrated that the existing use is unviable and that there is no realistic prospect of the unit being used for retail in the future and the proposal would result in a break in the retail frontage and would harm the vitality and viability of the local shopping centre contrary to Local Plan (2012) Policy SP10 "Town Centres" and Policy TCR4 ''Protection of Local Shops'' of the Haringey Unitary Development Plan (2006).

INFORMATIVE:

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.

11/05/2015



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