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26th February 2016
My Ref: SBS/PLNAPP

London Borough of Haringey
Planning and Regeneration
639 High Road
Tottenham
London
N17 8BD

Dear Sir or Madam

PLANNING APPLICATION CONCERNING SILVER BULLET, HAZEL MEWS, LONDON N22 6DT

I write further to the above application site and have pleasure in enclosing a full detailed planning application.

The application site is located within Wood Green the largest town centre in the London Borough of Haringey and an area identified for intensification in the London Plan. The application site itself is located in the heart of the town centre to the west of the High Road near its junction with Alexandra Road. The site comprises a triangular piece of land accessed from Hazel Mews which forms its principle boundary and sharing its remaining boundaries with the rear gardens of properties fronting Alexandra Road.

The application site is currently used for B8 use (storage and distribution) and has been used for this purpose for many years. Most recently planning permission was granted for the construction of a small building to further the viability of the site for its intended purpose.

Prior to the purchase of the site by the current owner the site had fallen into a very poor state. The site was not secure and as a result had been adversely affected by fly tipping. The poor state of the site also had a negative impact on Hazel Mews itself which was also used for dumping rubbish and was attracting antisocial behaviour including the misuse of drugs.

The current owner of the site has invested considerable time and money in improving the site, clearing it of rubbish and erecting new boundary fencing to help improve the security of the site and neighbouring properties. The improvement of the site itself has acted as a catalyst for change in Hazel Mews and through the efforts of the owner and with the support of other property owners, local residents and Haringey Council the Mews has been significantly enhanced. The mews is now free from dumped rubbish, attracts significantly less antisocial behaviour and has been provided with additional CCTV and new lighting. The result is a much improved and safer environment that helps complement the urban realm improvements that have been recently carried out along the High Road and its junction with Alexandra Road.

Like much of Wood Green, Hazel Mews had suffered serious decline and like the numerous emerging locally led initiatives aimed at securing the regeneration of the area the owner of the site helped by others has begun to transform this neglected part of the town centre. The regeneration of Hazel Mews supports the objectives of the many other regeneration initiatives being rolled out across the area and supports the emerging policy objectives.

Regrettably towards the end of last year the Council proceeded to investigate an alleged breach of planning at the property and an Enforcement Notice was served on the 15th February. Although the grounds on which the notice has been served are disputed it has led the owner of the site to advance longer term plans he held for the site. This letter supports a detailed planning application to realise those plans and at the same time regularise the alleged breach of planning.

Planning permission is sought for:

'The use of the site for the siting of an Airstream Caravan to be used for C1 (boutique hotel accommodation) purposes with ancillary structures and spa'.

The proposals are considered to be of significant merit and the application that this letter supports will demonstrate how the proposal accords with relevant national, regional and local planning policy whilst also complimenting and supporting the overarching objectives of the recently published Wood Green Area Action Plan and other locally led regeneration initiatives.

The proposals will secure a long term viable future for this site and further the regeneration objectives for the Mews itself but also the wider Wood Green area. The proposals will attract investment, increase spending in local bars, restaurants and shops and provide employment both directly and indirectly.

The proposals will have negligible if any impact on the amenity of neighbouring occupiers and the use is considered appropriate and complementary for this transitional site located within the boundaries of the town centre but also close to the more residential areas to the west.

On a personal point the proposals will also provide a full time employment opportunity for the owner of the site who following his critical injuries in a serious motorcycle accident in 2006 has not been able to work in a full time position. Further details of these special circumstances are given in a confidential statement to be submitted alongside this application.

The application has been submitted via the Planning Portal (Ref: PP-04838863) and is made up of the following documents:

- Completed Application forms and notices
- Planning Statement (including Design and Access Statement)
- Drawing pack including:
  - Site Location Plan and Block Plan
  - Elevations
  - Cross sections
- Transport Statement
- Business Summary/Strategy Document
- Marketing Brochure

The application fee of £385 is submitted together with the hard copy of this letter.

We trust that the enclosed is satisfactory and is submitted in accordance with your validation requirements. We look forward to confirmation that the application has been registered and ongoing proactive discussion throughout the applications consideration.

In the meantime should you have any queries or require any further information please do not hesitate to contact the writer on the number below.

Yours sincerely,



Chris Maltby (MRTPI)
Full Circle Planning Solutions