

8th December 2022

Delivered via Planning Portal (PP-11703742)

Planning, Regeneration & Economy
London Borough of Haringey
Level 6
River Park House
Wood Green
London
N22 8HQ

Dear Sir / Madam,

**SERVICE YARD FRONTING MAYES ROAD AND TO REAR OF UNITS 51-52 AND 53 THE MALL WOOD GREEN N22 6YQ
– ASSOCIATED PLANT AND ENCLOSURE FOR NHS COMMUNITY DIAGNOSTICS CENTRE (PHASE 2)**

We have submitted a planning application via the Planning Portal (ref: PP-11703742) for works to create a new generator enclosure within the existing service yard fronting Mayes Road and to the rear of Units 51-52 and 53, The Mall, Wood Green, N22 6YA. The works are associated with wider works for the delivery of Phase 2 of an NHS Community Diagnostics Centre located within units 51-53 of the Mall. The application is made on behalf of The Mall Limited Partnership.

Community Diagnostic Centres are being introduced by the NHS across the country, away from hospitals, so that patients can receive life-saving checks such as MRI and CT scans quicker and closer to their homes. Not only will the Community Diagnostic Centre will help save lives and improve people's quality of life, but also introduce a valuable use to The Mall that will generate footfall and enhance vitality to Wood Green District Centre.

This application follows previous approvals (phase 1) for related works to convert Units 51-52 and 53 of the Mall into a community diagnostics centre under refs HGY/2021/3170 & HGY/2021/3168. This also follows a similar application approved in October 2022 under ref: HGY/2022/2364 for additional associated plant and substation works to serve the new community diagnostics centre.

THE SITE AND PROPOSAL

The Mall is located in the centre of Wood Green, with adjoining Units 51-52 and 53 situated in the ground floor within the enclosed area of the Mall. Both units formerly accommodated a Monsoon Accessorize and Carphone Warehouse, both of which fall under Class E(a) retail use. The rear of the units face onto the Mall's service yard, which is accessed by Mayes Road.

The site comprises a small area of the service yard space. It falls within the designated Wood Green Primary Shopping Area, Wood Green District Centre, Wood Green Growth Area and The Mall Strategic Site Allocation; although it does not form part of the Primary or Secondary Shopping Frontage. The wider shopping centre building is not listed, is not in close proximity to any listed buildings, and does not fall within a conservation area.

Brownlow Yard
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The existing building is six to seven storeys in height, with the shopping centre uses occupying the first three storeys and a further three to four storeys of residential dwellings above. On the opposite side of Mayes Road are the side frontages of houses that front Park Ridings and Hornsey Park Road.

This planning application is for the installation of a new generator and enclosure in the service yard to the rear of Units 51-52 and 53 related to the new use of the units as a NHS Diagnostic Centre. The works include:

- The demolition of an existing redundant generator room in the service yard and replacement with a new substation with associated enclosure.

The proposed description of development is therefore as follows:

“Demolition of existing security hut and construction of new generator enclosure within the rear service yard.”

RELEVANT PLANNING HISTORY

Whilst there are various previous planning applications which have been considered by the Council in relation to the Shopping Centre as a whole, the following applications are considered to be most relevant to the proposal:

- Ref: HGY/2021/3170 – *Confirmation that the proposed use of medical services falls within the new 'E' use class* – Approved: 17/12/2021
- HGY/2021/3168 – *Proposed External works and construction of a new plant area to accommodate a new NHS community diagnostics centre at units 51-52 and 53, The Mall.* – Approved 17/12/2021
- HGY/2022/2364 – *Proposed installation of a plant deck, plant equipment and a substation within the rear service yard.* – Approved: 19/10/2022

PLANNING POLICY AND ASSESSMENT

Policy Context

The adopted development plan for the London Borough of Haringey comprises of the London Plan (2021) and the LB Haringey Local Strategic Policies 2013 (with alterations 2017); Local Plan: Development Management DPD (2017); and the Local Plan: Site Allocations DPD (2017).

LB Haringey is also working on developing the Wood Green Area Action Plan, with consultation on the Regulation 18 Preferred Options Consultation Draft having occurred in 2018.

A new draft Local Plan has also under development, with consultation occurring on a First Steps Engagement Document from November 2020 to March 2021. The next draft Local Plan for consultation is anticipated shortly.

The main material planning considerations for this application are the design and visibility of the proposed external alterations and the impact on the adjacent tree.

Design and Street Scene

The existing redundant service station and proposed new generator enclosure are located to the rear of the shopping centre in the service yard area, away from any primary frontage. The development, whilst functional in design, would not appear overly dominant and is in keeping with the design of the rear of the host building and existing boundary wall. An existing fence is to be removed and replaced with brick to match the existing wall along

Mayes Road, resulting in an improved appearance. The existing building has a commercial appearance and the proposal would not impact upon this prevailing character or how the building is read as a whole.

As such, it is considered that there are no detrimental design, conservation or street scene implications to the development proposals and, therefore, are in accordance with local policy.

Impact on adjacent tree

It is noted that the proposed generator with enclosure would be installed next to an existing mature tree. The applicant will be pollarding the existing tree as part of the already approved works under permission HGY/2022/2364. The application is accompanied by the tree survey that supported application HGY/2022/2364, which outlines the acceptability of these works and that the impact to the tree is acceptable.

CONCLUSION

The proposed development for a new plant enclosure and elevation alterations in the service yard to the rear of The Mall, Wood Green has been assessed against local policy and the existing surrounding context and is found to be acceptable.

APPLICATION SUBMISSION

This full planning application submission includes the following:

- Planning Covering Letter
- Application form and fee (£462);
- Design and Access Statement, prepared by HFM Architects;
- Site Location Plan, prepared by HFM Architects;
- A suite of plans and drawings, prepared by HFM Architects;
- Technical Note, prepared by Sharps Redmore Acoustic Consultants
- Arboricultural Survey, Prepared by Butlers Trees LTD

I trust that the above is in order and look forward to receiving validation of the planning application. Should you require any further information please do not hesitate to contact me at this office.

Yours sincerely,



Freya Turtle
Director

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