



Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
IP19 0JJ

M: 07525 131 145
E: julian@jmsplanning.com
www.jmsplanning.com

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

14 December 2022

Dear Sir or Madam,

Application for Planning Permission under the Town & Country Planning Act 1990 for the Change of Use of the Unit at 144 High Road, Wood Green, London, N22 6EB from Use as Betting Shop (Sui Generis) to Adult Gaming Centre (Sui Generis).

We are instructed by Chongie Entertainment Ltd to submit a planning application for *“Change of use of the vacant unit at 144 High Road, Wood Green, London, N22 6EB from use as betting shop (sui generis) to adult gaming centre (sui generis)”*. This planning application has been submitted via the Planning Portal with the following supporting information:-

1. Planning Application Forms, signed and dated;
2. Relevant Ownership Certificate and Agricultural Land Declaration;
3. Site Location Plan at scale 1:1250 (Drawing Ref: P03A);
4. Existing and Proposed Floor Plans and Elevations (Drawing Ref: P01A)
5. License Plan (Drawing Ref: P04)
6. Planning Statement, prepared by JMS Planning;
7. Fire Statement prepared by JMS Planning;
8. Noise Impact Assessment, prepared by KP Acoustics;
9. Chongie Entertainment Ltd Responsible Gaming Code;
10. Chongie Entertainment Ltd Advertising and Media Policy;
11. Chongie Entertainment Ltd Complaints Procedure;
12. Chongie Entertainment Ltd Crime and Anti Money Laundering Policy;
13. CIL Form, signed and dated.

Please note the relevant planning application fee has been provided to the Council electronically.

The application solely seeks the change of use of the ground floor of the current Jennings Bookmakers (Sui Generis) to enable its use as an Adult Gaming Centre (Sui Generis). No external or physical works are proposed as part of the scheme and no net increase of the existing floorspace is proposed. Matters relating to advertisement consent will be the subject of a separate application.

Full supporting details justifying the planning application are set out in the supporting documents, notably the supporting Planning Statement and associated appendices. In summary, the application

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Company No. 09829806



proposal is considered to be compliant with relevant Development Plan policies and will increase the vitality and viability of Wood Green Metropolitan Centre. Relevant appeal decisions are clear that concerns over the proliferation of gambling etc are not a relevant planning matter and should not be for determination by Planning Authorities, rather, these issues should be considered as part of the licensing regime.

Overall, the proposals are in accordance with National and Local planning policies.

On the basis of the above it is respectfully requested that planning permission is granted for the proposal.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julian Sutton', with a stylized flourish extending from the end.

Julian Sutton
JMS Planning & Development

Encs.