

2nd March 2023

Delivered via Planning Portal (PP- 11978418)

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

Dear Sir / Madam,

REAR OF UNITS 110-112 HIGH ROAD, UNIT 11 THE MALL WOOD GREEN N22 6HE – INSTALLATION OF PLANT DECKS ASSOCIATED WITH FORMER WHSMITH UNIT

We have submitted a planning application via the Planning Portal (ref: PP-11978418) for the installation of plant decks to accommodate future Class E uses at the rear of Unit 11a/11b/11c, The Mall, Wood Green, N22 6HE. The application is made on behalf of The Mall Limited Partnership.

THE SITE AND PROPOSAL

The Mall is located in the centre of Wood Green, with adjoining Units 11a/11b/11c situated at street level fronting the High Road. The units were formerly occupied by WHSmith and the Post Office, both of which fall under Class E retail use. The rear of the units front onto the Mall's service yard, which is accessed by Noel Park Road, with the access point for the East Car Park above the servicing area.

Units 11a/11b/11c falls within the designated Wood Green Primary Shopping Area, Wood Green District Centre, Wood Green Growth Area and the Mall Strategic Site Allocation; and forms part of the Primary 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.

The existing building is three to four storeys in height where the site is located, with the shopping centre uses occupying the first and second storeys with the upper storeys used for ancillary functions. On the opposite side of High Road are the continuation of Retail functions that line both sides of the road.

This planning application is for the installation of plant decks towards the rear of Units 11a/11b. In fuller detail, the works include:

- Installation of plant deck for Units 11a (25sqm) and 11b (16sqm).
- Plant deck for Unit 11a will contain the installation of guard rails, with the existing security fence to be reinstated;

Brownlow Yard
12 Roger Street
London
WC1N 2JU

T 020 7851 4010 turley.co.uk

- Installation of chillers for Unit 11c, to replace existing WHSmith units;

The proposed description of development is therefore as follows:

“Installation of plant decks and chillers for Unit 11a, 11B and 11C in existing rear service yard space, and associated alterations.”

RELEVANT PLANNING HISTORY

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

- Ref: HGY/2023/0610 - 110, Unit 11, High Road, London N22 6HE - Alteration of shopfront for Unit 11/11B, installation of new doorways and louvres – Registered 01/03/2023
- Ref: HGY/2023/0612 - 110, Unit 11, High Road, London N22 6HE - Alteration of shopfront for Unit 11/11B, installation of new doorways, collection hatch and louvres – Registered 01/03/2023

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 Option Consultation Draft occurring in 2018.

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

The main material planning considerations for this application are the impact to the amenity residential neighbours, the design and the visibility of the proposed external alterations.

Noise Impact on Residential Neighbours

It is noted that there are residential units located behind the existing shopping centre, separated by the existing service yard. Given the proximity of sensitive receptors, the planning application is supported by a Plant Noise Assessment. The Assessment demonstrates that with the appropriate mitigation measures (i.e. the inclusion of acoustic louvres) the proposed plant noise levels would not exceed the existing background noise climate, which BS 4142:2014 considers to be a “low impact” for the operating periods of the various plant items.

As such, it is considered that there will no detrimental noise impact to nearby residential occupiers, in line with the requirements of Policy DM1 (Delivering High Quality Design) of the Local Plan: Development Management DPD (2017). This policy seeks to “address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development”

design, would not appear overly dominant and is in keeping with the design of the rear of the host building. 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.

CONCLUSION

The proposed development for the installation of new plant decks and cooler for Unit 11a, 11b, and 11c to serve potential new tenants in supporting future restaurant uses within the units for The Mall, Wood Green have 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 Statement Covering Letter (this document);
- Application form and fee (£494.20) – paid via Planning Portal;
- Completed CIL Form;
- Site Location Plan;
- Existing and Proposed Site Plan;
- A suite of plans and drawings, prepared by HFM Architects.
- Acoustic Report, prepared by Sharps Redmore.

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 myself or my colleague Jordan Bishop (Jordan.Bishop@turley.co.uk) at this office.

Yours sincerely,



Freya Turtle
Director

freya.turtle@turley.co.uk