

Mr. Adam Beamish  
Apartment 231  
River Crescent  
Waterside Way  
Nottingham  
NG2 4RE

22 March 2023

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
NOTICE OF REFUSAL OF PLANNING PERMISSION**

**Case Reference** HGY/2022/4384  
**Location** 101 Myddleton Road, Wood Green, London, N22 8NE  
**Proposal** Change of use of ground floor commercial premises to flexible  
Class E use  
**Received** 9 December 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

| Title                                                    | Description                | Date            |
|----------------------------------------------------------|----------------------------|-----------------|
| 8299 05B - Existing and Proposed Sections and Elevations |                            | 9 December 2022 |
| 8299 01A - Site Location Plan                            |                            | 9 December 2022 |
| 8299 02A - Block Plan                                    |                            | 9 December 2022 |
| 8299 23A - Proposed Ground Floor Plan                    |                            | 9 December 2022 |
| Appendix 2 - February 2021 forum post.docx               | Other relevant information | 9 December 2022 |
| Marketing Report Nov 2022 final                          |                            | 9 December 2022 |
| 8299 03C - Existing Ground Floor Plan                    | Floor Plan - Existing      | 9 December 2022 |

*Robbie McNaugher*

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Refusal Reasons: (1)**

- 1 It is the opinion of the Local Planning Authority, that the change of use of this premises from its established public house use (Sui Generis) to a Class E use, would lead to the loss of a valued community facility which has not been firstly fully exhausted and supported by a suitable and compelling marketing exercise. Therefore, the proposal would be contrary to National Planning Policy Framework, March 2021, Policy HC7 of the London Plan (2021), Policy SP10 of the Haringey's Local Plan Strategic Policies (2017) and Policies DM44 and DM50 of the Development Management DPD (2017).

**Notes:**

You can find advice in regard to your rights of appeal at:  
[planningportal.gov.uk/planning/appeals/guidance/guidancecontent](https://planningportal.gov.uk/planning/appeals/guidance/guidancecontent)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone at 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol)