

Mr Harrison  
Cohanim Architecture  
3rd Floor  
207  
Regent Street  
London  
W1B 3HH

30 March 2023

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

|                       |                                                                                                                                                                                                                                                                     |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2022/3534</b>                                                                                                                                                                                                                                                |
| <b>Location</b>       | <b>Building to the rear of 26 High Road, Wood Green, London, N22 6BX</b>                                                                                                                                                                                            |
| <b>Proposal</b>       | <b>Change of use from bathroom showroom (use class: E) to banqueting suite at ground floor (use class: sui-generis) and restaurant/bar/shisha bar at first floor (use class: E and sui-generis). Installation of new doors and windows on south-east elevation.</b> |
| <b>Received</b>       | <b>11 October 2022</b>                                                                                                                                                                                                                                              |

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.

| <b>Title</b>                                                                                                                                                                                   | <b>Description</b>                          | <b>Date</b>     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------|
| 357-03-A001-7 Rev 7, 357-03-A002-7 Rev 7, 357-03-A003-7 Rev 7, 357-03-A004-7 Rev 7, 357-03-A005-7 Rev 7, 357-03-A006-7 Rev 7, 357-03-A007-7 Rev 7, 357-03-A008-7 Rev 7 and 357-03-A009-7 Rev 7 | Existing and proposed plans and elevations. | 31 January 2023 |

*Robbie McNaugher*

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

**Refusal Reasons: (4)**

- 1** Insufficient information has been provided to demonstrate that the proposed development would enable the delivery outcomes of the site allocation to be achieved. The proposed scheme could frustrate and compromise the delivery of the site allocation. Therefore, the proposal would be contrary to Policy DM55 of the Development Management DPD (2017).
- 2** The proposed development, by virtue of its noise-generating characteristics, would result in noise and disturbance impacting the living conditions of nearby residential properties. It has not been satisfactorily demonstrated that noise generated from the proposed uses would be appropriately managed and mitigated. Therefore, the amenity and living conditions of nearby residential properties would be harmed contrary to Policies D13 & D14 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).
- 3** Insufficient information has been provided to demonstrate that crime prevention has been fully considered and crime mitigation measures would be appropriately incorporated into the development. It has not been proved that the 'Secured by Design' principles have been applied to the development. In the absence of the necessary information, it cannot be concluded that the development would contribute towards a safe environment. Therefore, the proposal would be contrary to Policies D3, SD6 & HC6 of the London Plan (2021), Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policy DM2 of the Development Management DPD (2017).
- 4** Insufficient information (in the form of a Transport Assessment) has been provided to enable full assessment of the transport impacts of the proposed development. There is a lack of information regarding trip generation, parking requirements and delivery/servicing arrangements. Therefore, it is not possible to determine whether or not the proposal would result in adverse transport impacts. In the absence of the required information, the proposal would be contrary to Policies T1, T4, T5, T6 & T7 of the London Plan (2021), Policy SP7 of Haringey's Local Plan Strategic Policies (2017) and Policies DM31 & DM32 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)