

25 April 2023

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Planning Department Team
London Borough of Haringey

Dear Sir/Madam

Re: Change of use from Class E to a Nail Parlor (Sui Generis).

SITE LOCATION: 262 High Road, Wood Green, London N22 8JX

On behalf of our client, Miss Tram Nguyen Kim Le, I am pleased to submit this planning application for the above property, via the Planning Portal (ref: PP-12118689).

The Property is situated within the secondary shopping frontage of The High Road (A105), Wood Green which offers a prime trading position to a variety of retail uses. The location is well represented with a mixture of national occupiers including KFC and Tesco Express together with a number of independent traders, estate agents and local businesses.

The Property is comprising a three storey end of terrace building. The ground floor includes an open plan sales area with shop window display. The upper floors offers residential flats with separate entry hence is not included in this application. (Please refer to submitted Floor Plans).

The proposal is to change the permission of the ground floor premises from an E (A2) use to a Nail Bar (Sui generis) use. The access to the property is as existing from the front via The High Road over the existing pavement. (Please refer to Location Plan). There are multiple pay and display parking facilities located in the vicinity, which are some 100m to 400m from the site.

This Change of use planning application comprises the following documentation:

- This cover Letter outlining Design and access statement
- Online Application Form
- Correct Application Fee of £494.20, Paid Online via Planning Portal
- Site Existing Floor Plans (Scale 1:50)
- Site Proposed Floor Plans (Scale 1:50)
- Location Plan (Scale 1:1250)
- Site Plan (Scale 1: 500)
- Community Infrastructure Levy (CIL) form

This planning application is for change of use only, the Site is currently vacant. The scope of the application reflects:

- The proposal does not include any internal or external development on the site. However, some internal renovations will be conducted which include fitting the shop furniture.
- The proposal does not include any external development on the site.
- The application does not involve any alteration to pedestrian or vehicular access.
- The application does not propose any development add/remove of parking spaces.
- The proposal does not affect the local landscape character.
- According to Government's Flood map for planning, the site is not within an area at risk of flooding. Further, the site is not situated within 20 meters of a watercourse.
- No changes or alterations are proposed to the existing drainage system of the site.
- The proposal does not include the gain, loss or change of use of residential and non-residential units or floorspace.
- This proposal does not involve the carrying out of Industrial or Commercial Processes and Machinery activities and processes.
- The proposal does not involve the use or storage of any hazardous substances.

- The site can be seen from a public road, public footpath, bridleway or other public land and the planning authority can carry out a site visit if necessary.
- The land to which the application relates is not the part of an Agricultural Holding.

Given the small size of the unit, being currently vacant and having previous permission under category (E), the proposed change of use is considered to be appropriate to the commercial locality and there would be no material harm to the vitality of this retail location, which ensures that the proposed change application harmonises with the existing street scene.

Further, having regard to the nature of the proposed use and its surroundings, it is not considered that the size of the unit and the activities associated with such a use would cause any significant demonstrable harm to neighbor's amenity in the form of noise and disturbance.

Based on the above information, it is requested to grant the approval for change of use from E to Nail Parlor (Sui Generis).

Please note that the national list of requirements and the local validation checklist have been fully adhered to in the preparation and submission of this planning application. Should you have any queries in respect of this submission, please do not hesitate to contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written confirmation of validation of the planning permission.

Yours sincerely,

Dr. Muhammad U Safdar

BSc (Hons), MSc, Phd, Member of ICE & BGA

Encl. As above

Cc. Applicant