

Planning Department
London Borough of Haringey,
River Park House,
225 High Road,
London,
N22 8HQ

Ref: HM/LHG0008-J1
Date: 23rd March 2023

Dear Sir/Madam,

RE: 427 Lordship Lane, London, N22 5DH – Full Planning Application
Retrospective Change of Use from Betting Shop (Sui Generis) to Coffee Shop
(Class E(b))
Planning Portal Reference: PP-12038299

Introduction

I am pleased to enclose an application, prepared by Directive Planning Ltd (“the Agent”), on behalf of Mr. A. I. Mohamed (“the Applicant”), in support of a full planning application for the retrospective change of use from a licensed betting office (Sui Generis) to a coffee shop (Class E(b)) at 427 Lordship Lane, London, N22 5DH (“the Site”).

The submitted application is supported by this Covering Statement and the relevant architectural drawings.

The purpose of this document is to set out the background information regarding the Site and its context, whilst also highlighting any planning history that should be considered when assessing the application. In addition, this document will provide a comprehensive analysis of the planning context referencing the London Borough of Haringey’s Development Plan, the National Planning Policy Framework (2021) and any other relevant supplementary planning guidance documents.

Supporting Documents

As set out above, this document and application should be read alongside the following submitted drawings:

Drawing Name	Drawing Reference
OS Map (Scale 1:2500)	076A_PLOS
Existing and As-Built Plans	076A_PL01B

Application Site

The Site lies to the south side of Lordship Lane along a local shopping frontage parade of shops and comprises a three-storey mid-terraced building with a licensed betting office (Sui Generis) on the ground floor and residential self-contained flats on the upper floors.



There are various different uses along Lordship Lane consisting of local shops and other amenities, however on this particular parade on the southern side of Lordship Lane, between Westbury Avenue and Downhills Way resides units being used as a Betting Shop (Sui Generis), an Estate Agent (E(c)(ii) Use Class), a Beauty Salon (E(c)(iii) Use Class), a Hairdressers (E(c)(iii) Use Class) and two restaurants (E(b) Use Class).

The Site is not within a Conservation Area nor is the building within the curtilage of a Statutorily Listed building.



Figure 1: Satellite image denoting the Site pinned and bounded red. (Source: Google Maps, 2023)



Figure 2: Street View image denoting the Site within its parade bounded red. (Source: Google Maps, 2023)



Relevant Planning History

After searching through the London Borough of Haringey's online planning portal, the following relevant historic planning records have been identified for the Site and are set out below:

LPA Reference	Proposed Development	Decision and Date
HGY/1995/0775	Change of use of ground floor from Class A1 (Retail) to Class A2 (Licensed Betting Office).	Approved 08/08/1995
HGY/1995/0783	Change of use of ground floor from Class A1 (Retail) to Class A2 (Licensed Betting Office).	Approved 08/08/1995

Whilst the entries above are historic dating back to the 90s, the last known use of the ground floor unit is a licensed betting office (Sui Generis).

Proposed Development

The proposed development consists of the retrospective change of use from a licensed betting office (Sui Generis) to a coffee shop (Class E(b)) for the purpose of selling hot drinks and cold food. There will be no hot food being served on the premises.

Furthermore, all changes have been internal through the use of partition walls to facilitate the use of the coffee shop and there is to be no changes to any structural or load-bearing walls.



Figure 3: Existing and Proposed Floorplan denoting the Change of Use.



Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Paragraphs 2, 11, 12, and 14 of the National Planning Policy Framework (2021) states that the planning application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of the Site, the principal elements of the Development Plan for the area comprise:

- Haringey Local Plan (2017);
- Haringey Development Management Plan (2017)
- Haringey Policies Map;
- National Planning Policy Framework (2021);

Planning Policy Site Designations

After searching through the London Borough of Haringey online interactive Policies Map, the Site is within the policy designation of a Local Town Centre as per the Haringey Local Plan (2017).

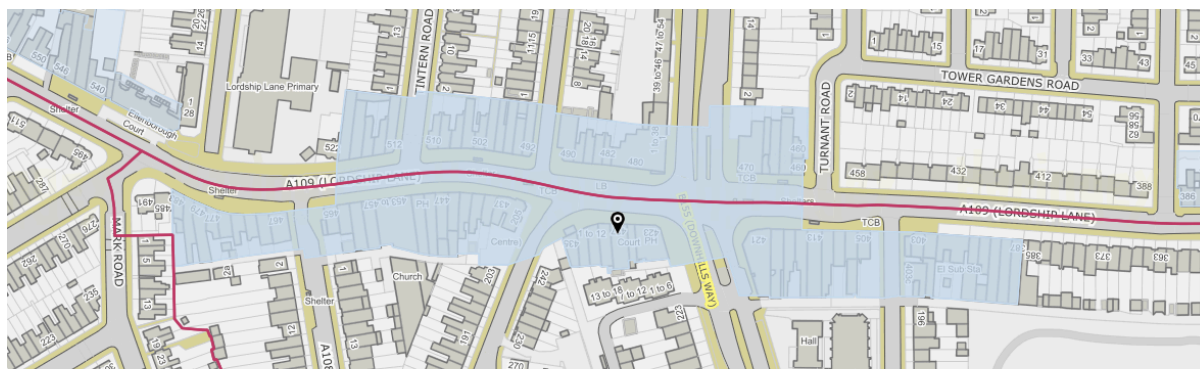


Figure 4: *Haringey Policies Map with the Site denoted by a black pin. (Source: London Borough of Haringey, 2017)*

Planning Assessment

Principle of Development

Policy SD6 of the London Plan (2021) includes the need in planning decisions to sustain and enhance the vitality and viability of town centres. The policy also indicates that in taking planning decisions on proposed retail and town centre development, the principle that the scale of retail, commercial, culture and leisure development should be related to the size, role and function of a town centre and its catchment should be applied.

Policy SD7 of the London Plan (2021) also promotes taking a proactive approach to planning for retail uses and related facilities and services and supports a successful and diverse retail sector and related facilities and services.



Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect on 1st September 2020. The new regulation revokes Parts A and D of the Schedule to the Use Classes Order 1987 and introduces a new Class E.

Whilst there is an unrestricted permitted development right to convert licensed betting offices to shops and financial and professional service uses (Formerly Class A1 and A2) by virtue of Class E, Schedule 2 Part 3 of the GPDO (2015). However, due to the enforcement history of the Site with allegations of unlawful use as a shisha lounge, planning permission for the change of use from the former licensed betting shop use to restaurant use is required.

Policy SP10 of the Haringey Local Plan (2017) promotes the distribution of retail growth and aims to protect and enhance Haringey's town centres.

Policy DM43 of the Haringey Development Management Plan (2017) also sets out that within Local Shopping Centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where the overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre.

Upon reviewing the frontage on the southern section of this particular parade on the southern side of Lordship Lane, between Westbury Avenue and Downhills Way there are 8 units on the ground floor being used as a Betting Shop (Sui Generis), an Estate Agent (E(c)(ii) Use Class), a Beauty Salon (E(c)(iii) Use Class), a Hairdressers (E(c)(iii) Use Class) and two restaurants (E(b) Use Class). Converting this into a percentage, 3 out of the 8 units (37%) were in non-retail use, which is below the 50% limit by 13%.



Figure 5: Street View image of the southernmost parade of Lordship Lane. (Source: Google Maps, 2023)

The commercial use and the nature of the business, which will trade all day and partly in the evening, will be available and attractive to customers. A commercial frontage will be retained and activity within the building will provide visual interest to passers-by. The proposed use would provide equal benefit to the town centre because the proposed retail shop because it should be attractive to customers throughout the day and is likely to contribute to the overall vitality and viability of the area.

Furthermore, it must be noted that on this 430m stretch on Lordship Lane, there are various E-Use Class units that provide E(a) to E(c) uses that ensure that passers-by have a multitude of attractive retail businesses. In addition, at 423 Lordship Lane, the ground floor unit is occupied by Paddy Power, a licensed betting office that is part of a well-established chain, and thus the loss of a licenced betting office at 427 Lordship Lane would not be detrimental to the Local Shopping Centre.

The proposed change of use will meet the objectives behind the National Planning Policy Framework (2021) in terms of vitality and viability. In respect of Policy DM42 of the Haringey Development Management Plan (2017), for the above reasons, the proposed use will provide



an economic and social benefit to the local area and contribute towards the overall attraction of the town.

Impact on Neighbouring Amenity

Policy D14 of the London Plan (2021) requires development proposals to reduce, manage and mitigate noise impacts.

Policy DM1 of the Haringey Development Management Plan (2017) states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

Within a Local Town Centre location, occupiers of residential properties normally encounter a degree of day, evening and late evening activities associated with retail units and comings and goings caused by customers frequenting the commercial uses in the town centre. Additionally, it is not considered that the proposed hours of operation would lead to undue and unreasonable degrees of noise and general disturbance.

Taking the Local Town Centre location into account, it is therefore considered that the change of use to a retail unit would not lead to undue and unreasonable degrees of noise and general disturbance in compliance with Policy DM1 of the Haringey Development Management Plan (2017) and Policy D14 of the London Plan (2021).

Transport Considerations

Policy T1 of the London Plan (2021) requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking, and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 of the London Plan (2021) also set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Policy SP7 of the Haringey Local Plan (2017) states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking, and cycling and seeking to locate major trips generating developments in locations with good access to public transport. This is supported by Policy DM31 of the Haringey Development Management Plan (2017).

Given this is an existing commercial unit in a busy Local Town Centre location, the proposed introduction of a coffee shop (Class E(b)) is not considered likely to have a significant impact on highway use or safety. Servicing arrangements will continue to be from the street as is the case with the rest of the Local Town Centre. Therefore, the proposed development should not raise any concerns in terms of transport considerations.

Conclusion

Ultimately, the proposed change of use would continue to contribute positively towards the economic and social viability of the local community and would not undermine the vitality and viability of the Local Town Centre

With the nature of the use and the proposed hours of operation, it is considered that on balance the use could be accommodated in this location without causing undue harm to the living conditions of the occupiers of nearby and adjacent properties.



Application for a Full Planning Permission

For the purposes of clarity, the application consists of the following documents:

- Completed Application Form;
- Location Plan (Dwg. No: 076A_PLOS);
- Existing and Proposed Plans (Dwg. No: 076A_PL01B); and
- Covering Statement prepared by Directive Planning Ltd

Based on the additional information provided in this Statement, we trust that you proceed to grant planning permission. However, if there are any issues that you consider will prevent you from doing this please do not hesitate to get in contact.

Yours sincerely,

Hector Melendez LLB (Hons.)
Director
Directive Planning Ltd