

P08796/NJ
25 May 2023

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N228HQ

Dear Sir/Madam,

Ground Floor 133 High Road, Wood Green, London N22 6BB
APPLICATION FOR VARIATION OF CONDITIONS TO PLANNING PERMISSION HGY/056012

Planning Portal Reference: PP-12189672

On behalf of the applicant, Itsu Ltd, please find enclosed an application under Section 73 of the Town and Country Planning Act (1990) (As Amended) seeking variation of Conditions 8 and 11 of the approved scheme under planning permission HGY/056012.

To support this application, please find enclosed the following information which has been submitted electronically via the Planning Portal:

- Application Forms
- Covering Letter, prepared by Rolfe Judd Planning
- Site Location Plan, prepared by Tanner
- Delivery Servicing Plan, prepared by Reynolds

The requisite Council application fee of £234.00 has been paid online.

Background to Proposed Amendments

The London Borough of Haringey originally granted planning permission on 9th February 1999 (Reference: HGY/056012) for the refurbishment and formation of a retail unit, new shopfront alterations to elevations and first floor extension at 133 High Road, Wood Green, London N22 6BB.

The property has been recently acquired by Itsu Ltd as its new operator. Itsu is a chain of Asian-inspired fast-food shops and restaurants primarily based in London. The company offers a valuable alternative to the other convenience food operators in the area and helps create additional cold food retail options for consumers in the area.

The property is subject to the following Local Plan designations:

- Noel Park Ward Boundary

- Wood Green Growth Area (SP1)
- Primary Shopping Area (SP10/SA3)
- Wood Green District Centre (SP10/SA3)
- Tall Building Growth Area (DM6)

Proposed Amendments

Permission is sought under Section 73 of the Act for variation of Conditions 8 and 11 of extant permission HGY/056012 to facilitate the operation of the new occupier, Itsu, at the site. Specifically, the application seeks to amend the hours of operation and deliveries of the site to:

- 09am-11pm - Mon-Sat; and
- 09am-8pm - Sun.

The proposed hours of operation and delivery are appropriate for the area and allow the ongoing successful operation of Itsu.

To facilitate this change, we proposed to vary the wording trigger of Conditions 8 and 11 to reflect the intended operator and hours of use. The Conditions are proposed to change to the following:

Condition 8:

'No vehicles may arrive, depart, be loaded or unloaded within the general area between the hours of ~~21:00~~ 23:00 and 06:00 Monday to Saturday or after the ~~18:00~~ 20:00 hours Saturday until 06:00 hours the following Monday.'

Condition 11:

'The use hereby permitted shall not be operated ~~before 08:00 or after 18:00~~ before 09:00 or after 23:00 hours on Monday to Saturday and ~~not at all on Sundays or Bank Holidays~~ not before 09:00 or after 20:00 on Sundays or Bank Holidays.'

This application seeks to vary the hours of operation and deliveries at the site to allow the successful operation of the new operator. The hours proposed are deemed appropriate in line with the commercial area of the site and the use. Haringey Local Plan (strategic policies) states that food, drink and entertainment uses add to the diversity and vibrancy of Haringey's town centres and bring activity to them outside normal shop hours. Wood Green, as the largest town centre in the borough, has a thriving night time economy of restaurants and associated commercial uses.

The minor amendment would not alter the principle of the original application for the formation of a retail unit, nor would it result in a detrimental impact visually or in terms of amenity in line with Policy DM47. This application is supported by a delivery and servicing plan which demonstrates how residential amenity will be protected during late night deliveries. The application is therefore considered a minor-material amendment and necessary to support the ongoing viable operation of the retail unit.

Summary

This application seeks to make amendments to the consented scheme, principally amending the hours of operation and deliveries to enable the operation of the unit. The hours proposed are considered appropriate in line with the surrounding commercial area and use. To facilitate this change, this application seeks to amend

the wording of Conditions 8 and 11 to align with the proposed hours of operation and deliveries. The changes are deemed to be minor-material amendments and allow the successful operation of the unit.

The proposed amendments would remain consistent with the overall scale and nature of the approved development and compliant with both local and strategic plan policies. We trust that the information contained in this letter is sufficient for you to validate and determine this minor-material amendment application positively. However, should you have any further queries please do not hesitate to contact the undersigned.

Yours Faithfully

Nia Jardine

For and on behalf of
Rolfe Judd Planning Limited