

Officer's Report

Application Number	HGY/2023/1143
Type	Change of use
Location	262 High Road, Wood Green, London, N22 8JX
Proposal	This is the application of "Change of use" only from (Class E) to Nail Salon (Sui Generis). The proposal does not include any internal or external development on the site.
Case Officer	Zara Seelig
Valid Date	26/04/2023
Applicant	Miss Tram Nguyen Kim Le
Agent	Mr Muhammad Safdar

RECOMMENDATION

Approve with Conditions

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Hours of use

Informatives:

- 1) Land Ownership
- 2) Hours of construction
- 3) Advertisements

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Planning permission is sought for a change of use only of the ground floor from (Class E) to Nail Salon (Sui Generis). The proposal does not include any internal or external development on the site.

Site and Surroundings

The application site is a three storey end of terrace building consisting of a retail unit at ground floor level with residential units above that have their own separate entrance located on the Eastern side of the High Road. The site is not located within a Conservation Area and it is not a Listed building.

Relevant Planning History

HGY/2020/0444 - Change of use from Class A1 (retail) to Sui Generis (nail and beauty bar). - Withdrawn

CONSULTATION RESPONSE

Internal:

The transport team were consulted, no response received.

External:

None

LOCAL REPRESENTATIONS

The application has been publicised by way of 10 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:

Objecting: 0

Supporting: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The principle of the change of use;
2. Transport impacts; and
3. Impact on neighbouring amenity

Principle

The principle of converting the use of the existing building from Class E (Retail) to Sui Generis (Nail Salon) is considered acceptable. The site is located within an established commercial frontage and the use would be in keeping with that of the surrounding area.

Transport impacts

The transportation team did not submit any comments following consultation, the proposed use is not considered to have any more of an adverse impact on transport than the existing situation and would be considered acceptable in terms of transportation.

Impact on neighbouring amenity

London Plan Policy requires development proposals to reduce, manage and mitigate noise impacts. The proposal is located within a commercial frontage and so the proposed use would not be out of character within the street.

The proposed hours of operation are Monday to Friday – 09:00 to 19:00, Saturday – 09:00 to 19:00 and Sundays/Bank Holidays – 10:00 to 17:00. These hours of use are considered acceptable within the context of the area the site is located. This will be conditioned to ensure the hours of use are adhered to.

The noise impacts of the proposed use would be similar to uses that are currently permitted.

Conclusion

The proposal is considered acceptable for the reasons outlined above.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

RECOMMENDATION

GRANT PERMISSION subject to condition(s):

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The use hereby permitted shall not be operated before 09:00 hours or after 19:00 hours Monday to Friday, before 09:00 hours or after 19:00 hours Saturdays and before 10:00 hours or after 17:00 hours Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

- INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

- INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

- INFORMATIVE: Advertisements

Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.