

Planning Statement

Date 18 June 2023

Property Address 77 Creighton Avenue
Haringey
N10 1NR

**Proposal
Description:** Proposed Change of Use of the Outbuilding to a
small cooking business premise.

Prepared by Active Architecture
Suite 104, First Floor,
R/O 45-47 Station Road,
North Harrow, Middlesex,
HA2 7SU
Email: enquiries@activearchitecture.co.uk
Tel: 0800 195 7860

Introduction: This planning statement supports the application for a change of use of the outbuilding located at 77 Creighton Avenue in Haringey, to be transformed into a small cooking business. The proposed change of use aligns with local development policies and will contribute positively to the economic growth and community well-being in the area.

Initially, the outbuilding was designed to serve as a gym facility for the residents of the flats. However, due to a lack of interest and demand, the gymnasium remained unused for an extended period. Recognising the need to maximise the utility of the space, the occupants of No. 75 Creighton Avenue, who own both No. 75 and No. 77, repurposed the outbuilding as a family garden building with cooking facilities and a barbecue area. The modifications included the introduction of a separate access point to facilitate the use of the building. It is important to note that during this time, no commercial activity took place within the outbuilding.

Presently the applicant seeks permission to utilise the outbuilding at 77 Creighton Avenue for a small cooking business. The proposed use will involve operating a cooking venture within the outbuilding, which already benefits from a flat roof and a WC. The building is accessible from both 77 and 75 Creighton Avenue, allowing for convenient entry and exit. There are no proposed internal or external structural changes proposed.

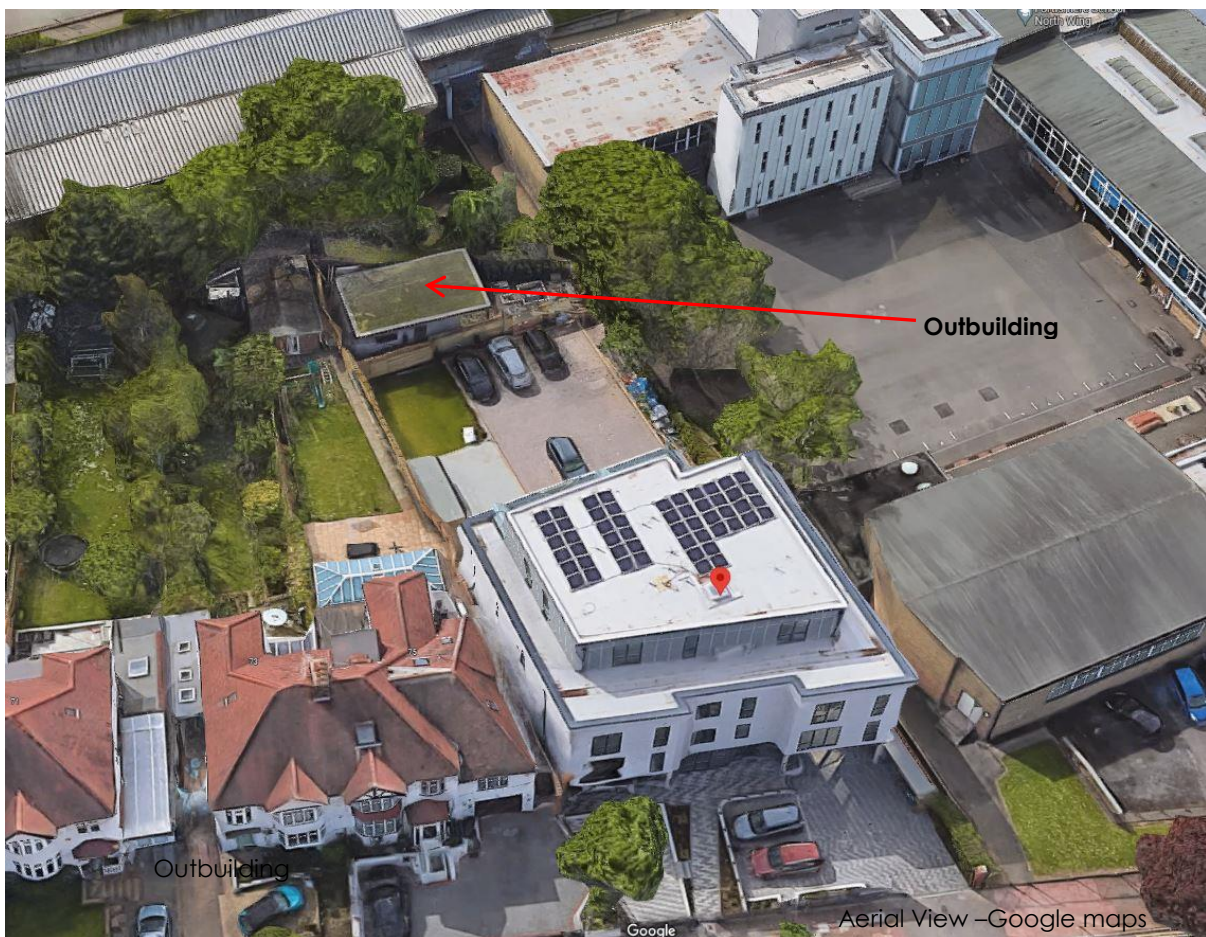
The intended use as a small cooking business aligns with the existing infrastructure and does not impose any additional burdens on the surrounding environment or infrastructure. It is worth mentioning that the previous use as a family garden building has already demonstrated compatibility with the residential nature of the area and has not caused any disruptions or adverse effects on the neighbouring properties.



Aerial View –Google maps

Policy Compliance: The proposed change of use complies with the relevant planning policies set out in the Haringey Local Plan, specifically Policy LDC1 (Change of Use and Intensification of Use). The policy emphasises the importance of supporting local businesses and promoting sustainable economic development within the borough. The proposed use as a small business kitchen is consistent with these objectives.

Impact on the Local Area: The change of use will have a minimal impact on the local area and neighbouring properties. The outbuilding is already a pre-existing structure on the property, and the proposed use as a small business kitchen will not result in any significant alterations to the building's external appearance or the surrounding environment. Noise and odour emissions will be controlled within acceptable limits, ensuring minimal disturbance to nearby residents.



Economic Benefits: The transformation of the outbuilding into a small business kitchen will provide numerous economic benefits to the local community. By facilitating the establishment of a small food-based business, this development will create employment opportunities and contribute to the local economy. It will also enhance the diversity and quality of local food offerings, supporting the growth of the local gastronomic scene.

Sustainability and Environmental Considerations: The proposed change of use aligns with sustainability principles and promotes efficient land use. By utilising an existing structure rather than constructing a new building, the development minimises material waste and energy consumption. Moreover, the small business kitchen will promote local and sustainable food practices, potentially reducing the environmental impact of food production and distribution.



External view from main building

Conclusion: In conclusion, the change of use of the outbuilding at 77 Creighton Avenue, Haringey, to a small business kitchen presents a favourable opportunity for economic growth and community development. The proposal complies with local planning policies and will have minimal impact on the local area. By supporting a small business and promoting sustainable practices, this development will contribute to the overall well-being and vibrancy of the neighbourhood.

See next page for personal statement

Personal Statement:
Statement for Bohut Tasty Kitchen

Bohut Tasty is a food and social brand founded by Sandeep Kaur Natt in 2022. Sandeep's passion for food has led her away from her corporate career and into a very niche and bespoke area of the food industry.

Sandeep founded Bohut Tasty on the premise of 5 goals in an overall mission to

- Help people cook inventively
- Support community initiatives and young people
- Create communities of interest
- To deliver joyful experiences through Supper Clubs and bespoke meals
- To donate 10% of all profits to charitable and community initiatives



Bohut Tasty will operate from a small but modern domestic type kitchen, primarily focusing on creating social media content, online cooking classes and a very small number of bespoke catered meals. These will be vacuum packed and sent out OR will be transported for private dining purposes. There is an intention to run a Supper Club once or twice a month in the seasonal months. These will be for 8-12 people in

one sitting only. General public cannot access this facility as it is a gated area and access is by invitation only.

The kitchen itself is fully electric, well-kept with an outdoor cooking area (BBQ, Pizza oven etc.). There is no commercial activity taking place as yet. It is expected that in the first year, a maximum of 12 supper clubs will be hosted, potentially 5 bespoke catering events. Social media filming, podcasts and online activity will be a consistent effort.



Background on Sandeep.

Sandeep Natt is a mother of 3 and currently unemployed. She left employment 2 years ago after working in the City for 23 years. Family responsibilities meant she could not continue. However, she would like to start a small business of her own that fits in around her children and schooling and therefore any food business will be of a very small scale. Sandeep is more eager to give back to the community and young people, and wishes for this venture to feed into groups that can make a difference to other's lives. She is also keen to mentor young adults and inspire them to make the best of their opportunities.

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