

**London Borough of Haringey
Civic Centre
High Road
Wood Green
London
N22 8LE**

July 2023

Dear Sir/Madam,

Please find supporting cover letter/evidence to verify the application for:

Application for Lawful Development Certificate for a change of use from Internet cafe to office at 684B High Road, Tottenham, London N17 0AE made via the Planning Portal.

Studio Charrette has been commissioned by Hamdi Farah to prepare a certificate of lawful development for change of use of the existing internet café to office space at 684B High Road, Tottenham, London. The property is located in a commercial area and would not include any physical changes to the property.

The proposed development falls under Part 3 to a use falling within Class E (commercial, business and service) of Schedule 2 to that Order (change of use) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) and its compliance with Section 191 of the Town and Country Planning Act 1990. This would not involve any extensions or increases in the size of the building. Please find attached the following information in support of this application:

- Application Form;
- Site Location Plan;
- Existing and Proposed site Plans;
- Existing and Proposed Floor Plans;
- Existing and Proposed Elevations;
- Existing and Proposed Roof Plan;

The General Permitted Development Order was adopted in 2015 (2021 amended) and is relevant to the Proposals. This supporting statement will assess the Proposals against key policies of the General Permitted Development Order to try and demonstrate its compliance.

Site Context

The application site is a three storey property within the town centre. It is within the THRHC/North Tottenham conservation area. The site is predominantly within a commercial area.



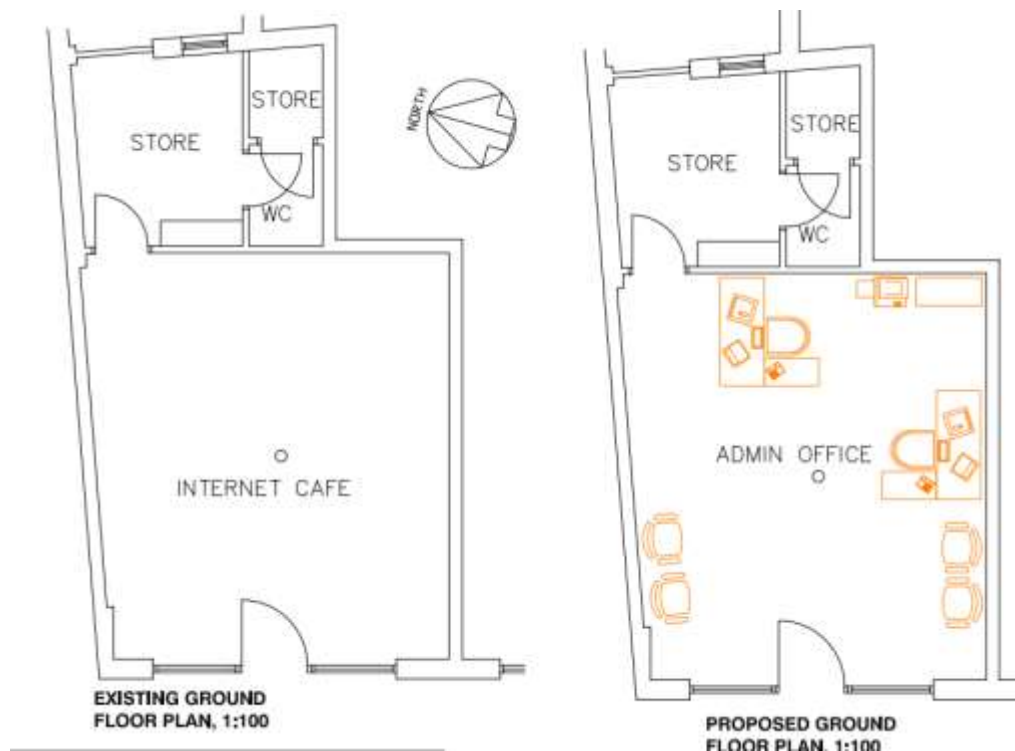
Figure 1 Site Location:



The Proposal

The application is seeking to change the use of an existing internet café into an office space. The proposed development would not involve any physical changes to the properties. The proposal is within a conservation area.

Figure 2: Proposed Elevation



Planning history of the site:

There are several planning applications to the site but none are related to the proposed site for this application.

In accordance with General Permitted Development Order

Section 191 of the Town and Country Planning Act 1990 recognised that a certificate of lawful use shall specify the land to which relates, describe the use, operations or other matter in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class, gives the reasons for determining the use, operations or other matter to be lawful and specify the date for the certificate.

This sets out when planning permission is required in such circumstances. Permission is required for a “material change of use” (section 55(1)); however, even if there is such a material change of use, any use which is flips between the same use does not require planning permission (section 55(2))

The proposal is within a predominantly commercial area and the change of use from internet café to office all falls under Class E, therefore the proposed use complies with the use of the surrounding street scene and is accepted in principle. The existing and the proposed use falls under the same use class.

There is no change in the character of the use and the use is a presumption in favour of sustainable development. The change of use does not result in the loss of commercial space. It gives a balance and enhances the function, viability, and vitality of the local area and has an appropriate size and scale.

There is no impact on neighbouring properties in terms of privacy, loss of light, overbearing or dominance effect. No impact on transport issues. No impacts of noise from commercial premises on the intended occupiers of the development.

The proposal, therefore, meets all parameters and conditions of permitted development under Section 191 of the Town and Country Planning Act 1990.

Conclusion

Overall, it is considered that the Proposal is fully compliant with the GPDO and Section 191. We, therefore, see no reason for the council to withhold our request for a Certificate of Lawfulness in relation to the proposed scheme and kindly request for a timely decision to be made, in line with guidance of the National Planning Policy Framework. Should for whatever reason, the associated scheme not be deemed as Permitted Development, we would welcome the opportunity to discuss any issues with the designated case officer and be given an opportunity to submit a household planning application prior to any decision notice.

If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly who will be more than happy to accommodate any reasonable request.

Thank you,

Kind regards,

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