



Head of Planning
London Borough of Haringey
Planning, Regeneration and Economy
Level 6
River Park House
Wood Green
N22 8HQ

19th July 2023

**Application for the Variation of Condition 3 (LPA Ref: HGY/2020/2996)
17 High Road, Wood Green**

We are instructed by Chongie Entertainment Ltd to apply for the Variation of Condition 3 attached to planning permission LPA Ref: HGY/2020/2996 for the change of use from betting shop (sui generis) to adult gaming centre (sui generis) granted 22 January 2021 at 17 High Road, Wood Green to amend the conditioned opening hours from 08:00 hours to 23:00 Monday to Sunday and Bank Holidays to 08:00 hours to 02:00 hours Monday to Sunday and Bank Holidays

The application relates to the variation of Condition 3 only. Accordingly, I attach the following documents which form the planning application:

1. The Application Form, signed and dated;
2. Site Location Plan;
3. Noise Impact Assessment, prepared by ES Acoustics Ref: 20453.NIA-RPT.01
4. Planning Statement and associated appendices prepared by JMS Planning & Development;
5. Community Infrastructure Levy Form, signed and dated.

Please note the relevant planning application fee has been paid directly to the Planning Portal.

Condition 3, attached to planning permission HGY/2020/2296 states:

"The use hereby permitted shall not be operated before 08:00 hours or after 23:00 hours Monday to Sunday 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 DMI of The Development Management DPD 2017."

A previous application was submitted to facilitate the removal of the above condition on 25 January 2022 and was referenced HGY/2022/0520 by the Council. The application was refused by decision dated 22 March 2022. This application was appealed (APP/Y5420/W/22/3304481) and dismissed 10th March 2023.

In light of the dismissal, this revised application does not seek to remove the condition, instead it seeks to amend the conditioned opening hours from 08:00 hours to 23:00 Monday to Sunday and Bank Holidays to 08:00 hours to 02:00 hours Monday to Sunday and Bank Holidays.



Furthermore, a comprehensive suite of new evidence has been produced to fully address the basis of the appeal dismissal. Full supporting details justifying the planning application are set out within the supporting documents, notably the supporting Planning Statement and associated appendices. In summary, the application proposal is considered to fully address the reasons for the previous appeal dismissal and to be compliant with relevant Development Plan policies and will increase the vitality and viability of the Wood Green Metropolitan Centre.

I trust you find the enclosed application in order and I look forward to receiving confirmation of registration of the application in due course. Should you wish to discuss the attached information, please do not hesitate to contact myself on tom@jmsplanning.com / 07568115450

Yours faithfully

Tom Leigh
JMS Planning & Development
Encs.