

Julian Sutton
Build Studios
203 Westminster Bridge Road
Lambeth
London
United Kingdom
SE1 7FR

18 September 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2022/4454
Location Shop, 144 High Road, Wood Green, London, N22 6EB
Proposal Change of use from Betting Shop (sui generis) to Adult Gaming Centre (sui generis).
Received 16 December 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
144 High Street Wood Green London P04.pdf	License Plan	16 December 2022
144 High Road Wood Green London P01A.pdf	Block plan of the site	16 December 2022
144 High Road Wood Green London P02A.pdf	The location plan	16 December 2022
144 High Road Wood Green Planning Statement.pdf	Planning statement	16 December 2022
144 High Road Wood Green Cover Letter (final).pdf	Covering letter	16 December 2022
25150.NIA.01 Rev.A.pdf	Noise impact assessment	16 December 2022
144 High Road Wood Green Fire Statement.pdf	Fire Statement	16 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (6)

- 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 be for a limited period being the period of 5 years from the date of this decision. The use hereby permitted shall be discontinued on or before September 18th, 2028.

Reason: In order to enable the Local Planning Authority to review and assess impact on neighbouring amenity of the use following reasonable period of time.

- 4** The use hereby permitted shall not be operated before 08:00 hours or after 02:00 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 DM1 of The Development Management DPD 2017.

- 5** At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with Policy DM1 of The Development Management DPD 2017.

- 6** a) Prior to the commencement of the use, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the use can achieve 'Secured by Design' Accreditation. Accreditation must be

achievable according to current and relevant Secured by Design guidelines at the time details are submitted.

b) Commercial aspects of the development must achieve the relevant Secured by Design Accreditation at the final fitting stage, prior to commencement of business. Details shall be submitted to and approved, in writing, by the Local Planning Authority.

The development shall only be carried out in accordance with the approved details.

Reason: To ensure the safety and security of the development and locality in accordance with Policy DM1 of the Development Management Development Plan Document 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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Secured By Design

In aiming to satisfy the condition the applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813 (currently not staffed)

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.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.