

Mr Dominic Dear
20 Bittacy Road
London
NW7 1BP

26 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/2023/1211
Location	Unit 4, West Mews, & Unit 1-5 Hotspur Industrial Estate, West Road, London, N17
Proposal	Change of use of both sites from bakery (Class B2) to vehicle storage (Class B8), with ancillary office space (Class E). Retention of external improvements including new cladding and the retention of new boundary fence at Unit 1-5. Revised parking layout at both sites. Use of existing mezzanine level for ancillary office space in Units 1 - 5. Extension of the existing mezzanine level to create additional ancillary office space.
Received	4 May 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development in accordance with the application dated above.

Title	Description	Date
1HIE-101; 1HIE-102; 1HIE-103; 1HIE-104; 1HIE-105; 1HIE-106; 1HIE-107; 1HIE-108; 1HIE-109; 1HIE-110; 1HIE-111 & 1HIE-112	Existing, Pre-Existing & Proposed Plans & Elevations (Unit 1-5 Hotspur Industrial Estate)	23 May 2023
1HIE-100 Rev A – Location Plan (Unit 1-5 Hotspur & Unit 4 West Mews)		1 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement

Refusal Reasons: (2)

- 1 In the absence of sufficient information to demonstrate otherwise, the trip generation and movements in connection with the use of the application sites for vehicle storage in conjunction with the operation of the main site would lead to increased vehicle movements and an associated increase in queuing, congestion and local parking, creating additional on street parking pressure and inappropriate parking, both within the immediate local area and the adjacent residential areas resulting in increased nuisance for local residents and giving rise to severe consequences for the local highway network, in terms of the free flow of traffic and highway and pedestrian safety, as well as undermining the functionality and attractiveness of the industrial estate and the strategic objective of such employment sites, contrary to London Plan 2021 Policies E5, T1, T2 and T4, Policies SP7 and SP8 of the Haringey Local Plan 2017 and policy DM37 of the Development Management DPD 2017.
- 2 The widening of the vehicle crossover at this location would by reason of its associated access and egress, exacerbate pedestrian / vehicle conflict in this location to the detriment of public safety and the free flow of traffic, contrary to Policy DM33 & Policy DM34 of Development Management Plan & Policy SP7 of the Haringey Local Plan.

- 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.