



Officer Report

Application Number:	HGY/2023/2147
Application Type:	Change of use
Address:	Workshed 7, Car Park, River Park Road, Wood Green, London, N22 7TB
Proposal:	Change of use from a Knitting retail shop (Class E) to a Body Piercing shop (Sui Generis).
Case Officer:	Daniel Boama
Valid Date:	23/08/2023
Applicant:	Mr Damiano Di Nunno
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

The proposed development is for the change of use from a Knitting retail shop (Class E) to a Body Piercing shop (Sui Generis), in a temporary use unit. There will be no changes to the external appearance of the shed.

Site and Surroundings

The subject site is a two storey yellow timber work shed at Blue House Yard, which was previously a disused car park. Overall, Blue House Yard comprises nine work sheds, one stationary red double decker bus to the east that is used as a Bar & Café, Tulip House to the west, and a Minicab service to the south. It is between River Park Road to the north and east, Alexandra House (Council building) to the west, and Station Road to the south. The site is within walking distance from Wood Green Underground station via Station Road. The site is not in a conservation area nor is it within the curtilage.

The site is within the Wood Green Growth Area, Wood Green Metropolitan Centre, Proposed green chain, and Area of Archaeological Importance, and is in the site allocation SA8 Station Road Offices that is proposed redevelopment to create new residential led mixed use development with town centre used at ground floor, replacement floorspace, new public realm, as stated in the Site Allocations DPD 2017. The timeframe for delivery is 2020 onwards.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

HGY/2022/0307 | GTD 06/4/2022 Variation of condition 3 (temporary period) of planning permission ref: HGY/2016/3459 (Change of use of disused car park as part of creation of a

temporary workspace-led scheme, comprising erection of 9 no. two-storey timber "micro-shed" workspaces for flexible B1a-c (business)/A1 (shops) use and use of Tulip House for B1a-c use; occasional use of the site for events; a new café housed within a double-decker bus; erection of perimeter fencing; a new timber-clad steel portacabin housing existing taxi-office; placement of a tension-cable canopy across the site for growing hops and associated hard and soft landscaping); namely to extend the temporary period until December 31st 2023.

HGY/2016/3459 | GTD 05/12/2016 Change of use of disused car park as part of creation of a temporary workspace-led scheme for a duration of 5 years, comprising erection of 9 no. two-storey timber ""micro-shed"" workspaces for flexible B1a-c (business)/A1 (shops) use and use of Tulip House for B1a-c use; occasional use of the site for events; a new café housed within a double-decker bus; erection of perimeter fencing; a new timber-clad steel portacabin housing existing taxi-office; placement of a tension cable canopy across the site for growing hops and associated hard and soft landscaping.

Consultation response

No consultees.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 32 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 13

Objecting: 0

Supporting: 13

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and appearance; and
Impact on neighbouring amenity.

Design and appearance

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

No changes are proposed to the external appearance and so no impact is considered.

Impact on neighbouring amenity

London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts. DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The neighbouring work sheds, Tulip House. It is also considered the use would not impact on the neighbouring work sheds and the neighbouring Council building. Therefore, the proposed change of use is considered to be acceptable.

Conclusion

The proposal is considered acceptable in terms of design and appearance and its impact on neighbouring amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

4. CIL APPLICABLE

Proposal not liable for the Haringey of Mayoral CIL.

5. RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 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.

Informatives:

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.

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: 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.