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DATE: 09/02/2026

PLANNING STATEMENT

DESCRIPTION:

Change of use of ground floor unit to a Social Club

PREPARED FOR:

Huseyin Matyar
476-480 Lordship Lane
Haringey
London
N22 5DE

REF: 25032

1. Introduction

- 1.1 This Planning Statement (Including DAS) has been prepared by Cadoo Studios on behalf of Huseyin Matyar hereby referred to as the 'Applicant' to accompany a full planning application in respect of the proposed development at 476 - 480 Lordship Lane, N22 5DE ('Application Site').
- 1.2 This statement has been prepared in support of full planning permission to obtain planning permission for the London Borough of Haringey (LBH) for the following;

Change of use of ground floor unit to a social club

- 1.3 This statement has been prepared to consider the proposed development against the Development Plan and all other material considerations. This statement should be read in conjunction with the application drawings and accompanying documents.

2. Site & Surroundings

- 2.1 The site can be identified on the accompanying aerial and street view photograph below in figures 1 and 2





Figure 1: 476-480 Lordship Lane – Street-view

- 2.2 The site comprises a part three, part four, and part building located at the junction of Lordship Lane and The Roundway occupying a prominent street corner within a dense urban context. The ground floor accommodates commercial units,, while the upper floors are in residential use. The units had historically operated as a police station and a furniture store.
- 2.3 The surrounding context comprises other commercial and residential properties, reinforcing the mixed use character of the area. The site is not located within a conservation area and it is not locally or statutorily listed but is located within a local shopping centre and is adjacent to Tower Gardens Conservation area.

3 Relevant Planning & Enforcement History

3.1 Reference: HGY/2006/2462

Decision: Approved with Conditions

Proposal: Installation of blue LED light strip to underside of fascia and internally illuminated LDC screen.

3.2 Reference: HGY/2006/1189:

Decision: Approved with Conditions

Proposal: Installation of cycle storage unit.

3.3 Reference: HGY/2005/0170

Decision: Approved with Conditions

Proposal: Installation of new shopfront.

4 Proposed Development

- 4.1 The application seeks planning permission for the use of the ground floor as a social club with an ancillary bar and food provision, incidental to the primary use. The site comprises approximately 124 sqm of floorspace and is currently vacant.

4.2 The property was historically occupied as a single unit, initially operating as a police station and subsequently as a furniture store. After the furniture store vacated and briefly used as a vape shop, which is now vacant.

5 Planning Policies

5.1 The London Plan 2021

- D3 - Optimising Site Through the Design-Led Approach
- D4 - Delivering Good Design
- D5 - Inclusive Design
- D14 - Noise
- G6 - Biodiversity and access to nature
- S5 - Sports and recreation facilities
- SD6 - Town Centres and High Streets
- SI2 - Minimising greenhouse gas emissions
- T4 - Assessing and Mitigating Transport Impacts
- T6 - Car Parking

5.2 Haringey's Local Plan Strategic Policies 2017

- SP7 - Transport
- SP10 - Town Centres
- SP11 - Design
- SP16 - Culture and Leisure

5.3 Haringey's Development Management DPD 2017

- DM1 - Delivering High Quality Design
- DM2 - Accessible and Safe environments
- DM3 - Public Realm
- DM4 - Provision and design of waste management facilities
- DM8 - Shop Fronts Signs and On Street Dining
- DM23 - Environmental Protection
- DM26 - Critical Drainage Area
- DM30 - New Waste Facilities
- DM31 - Sustainable Transport
- DM32 - Parking
- DM41 - New Town Centre Development
- DM43 - Local Shopping Centres
- DM49 - Managing the provision and quality of Community Infrastructure

5.4 National Planning Policy Framework 2024

5.5 Haringey's Retail and Town Centre Uses Study Final Report 2021

6 Planning Assessment

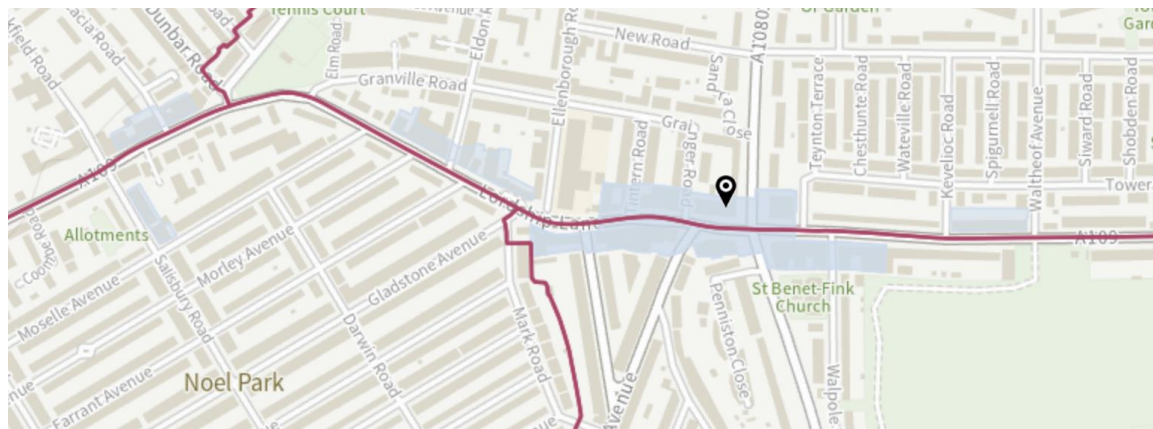
6.1 Principle of the development and Land Use

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The site is located within the Local Shopping Frontage of Lordship Lane Roundway N17/N22 Local Shopping Centre, as identified on the Council's Development Management DPD 2017 and Local Plan Strategic Policies Map 2017.

The proposal seeks permission for a change of use to a social club. A social club is an organized group of individuals who come together primarily for social, recreational, and occasionally cultural or activities. The proposal includes an ancillary bar area, with food sourced from external suppliers and reheated on site only; as such, no extractor system will be required. The proposed use would not operate as a public house or late night venue, and would instead function as a community facility.

Prior to the 2020 amendments to the Use Classes Order, the existing use would have fallen within Class A1 (Shops), encompassing retail sale of goods, post offices, travel agencies, and similar uses. Following the 2020 changes, such uses were incorporated into Class E, allowing for changes between commercial, business, and service uses without the need for planning permission.



6.2 Lordship Lane, Roundway

Policy SP10 of Haringey's Strategic Policies Local Plan promotes the enhancement of shopping, cultural, and leisure experiences across the borough, recognising town and local centres as key focal points for community life and economic activity. The proposal aligns with this objective by introducing a community oriented use. The local shopping centre will continue

to provide core facilities and services, such as convenience stores, post offices, and newsagents for nearby communities, serving a catchment area within walking distance.

Policy DM41 of the Development Management DPD supports new retail, leisure and cultural uses in town and local centres where proposals are consistent with the size, role and function of the centre and its catchment, sustain and enhance the vitality and viability of the centre network, and contribute to the delivery of Haringey's spatial strategy. The 2021 Retail Study emphasises that smaller centres, such as Lordship Lane Roundway, typically function as neighbourhood parades serving local catchments through a balanced mix of convenience retail, services and community facilities and the introduction of a social club would be consistent with this established role.

In practice, the proposed use would serve the immediate community by providing an accessible and affordable social and recreational facility, meeting a local need for informal leisure and social interaction. It would complement existing retail uses by operating and attracting users who may also make use of surrounding shops and services. This increased footfall would support the vitality and viability of the centre. Furthermore, the proposal would reinforce the centre's role as a local social hub, enhancing its function beyond transactional retail activity and contributing to a more resilient and socially inclusive centre. Accordingly, the proposal is consistent with the size, role and function of the centre and would sustain and enhance its vitality and viability, in accordance with Policy DM41.

Haringey's Strategic Policies Local Plan recognises the important role that town centres play in supporting sustainable communities by providing residents and visitors with good access to a full range of shops, services and amenities. Policy DM43 of the Development Management DPD (2017) sets out appropriate town centre uses and states that non-retail uses will be permitted where the overall number of non-retail units (including extant permissions) does not exceed 50% across the frontage, unless the proposal significantly enhances the vitality and viability of the centre, and where an active frontage is maintained, or, if this is not possible, an appropriate window display or alternative town centre frontage is provided.

The 2021 Retail Study reinforces the importance of a mix of uses in maintaining centre vitality, noting that smaller centres tend to have a higher proportion of convenience goods and non-retail services catering to the day to day needs of the local catchment. Lordship Lane Roundway is a small commercial parade characterised by a mix of retail and non-retail uses, consistent with this model.

To assess compliance with Policy DM43, a land use survey was undertaken for units 472-576a Lordship Lane. Of the 38 units surveyed, 22 units (57.9%) were in retail use (Class A1/E). The proposed change would reduce retail representation to 55.93%, which remains comfortably above the 50% policy threshold. Notably, the presence of a large retail unit at 472 Lordship Lane and another retail unit immediately adjacent at 425B Lordship Lane ensures a strong and continuous retail rhythm along the frontage, with approximately every

third unit in retail use. The proposal would also maintain an active frontage, thereby complying with the requirements of Policy DM43.

Policy DM49 (Part E) supports proposals for new and extended social and community facilities where they: (a) are located within a town or local centre; (b) serve the community for which they are intended; (c) provide flexible, multifunctional, and adaptable space where practicable; (d) do not result in significant adverse impacts on road safety or traffic generation; and (e) protect the amenity of nearby residential properties.

The application site is highly accessible and located within a designated local centre at the heart of the community it is intended to serve. The proposed social club would provide flexible, multifunctional indoor space, accommodating a range of social and recreational activities, fulfilling the social and community objectives of the policy. Amenity and highway safety requirements will be discussed below.

Overall, the proposed change of use to a social club is fully acceptable in land use terms. It complies with the requirements of Policy DM43, aligns with the objectives of Policy DM41 by supporting centre vitality and viability, meets the criteria of Policy DM49 for social and community facilities, and reflects the strategic policy direction towards mixed, adaptable and community-focused town centres as set out in Policy SP10. The proposal would not undermine the retail function of the frontage and would instead contribute positively to the diversity, resilience and social value of the Lordship Lane Roundway Local Shopping Centre.

6.3 Design Considerations

London Plan Policy D3 requires development to take a design-led approach that optimises site capacity while ensuring form and use are appropriate to their context. Proposals should enhance the local environment by positively responding to local distinctiveness, street hierarchy, building typologies, and proportions.

Similarly, Local Plan Policy SP11 and Development Management DPD Policy DM1 require development to achieve high design quality, respect local context and character, and contribute positively to Haringey's sense of place through appropriate form, scale, massing, and frontage treatment.

Policy DM8 seeks high-quality shopfronts that contribute to a safe, accessible, and attractive environment, including the retention of original materials where feasible and the provision of inclusive access.

The existing shopfront is of no architectural or historic interest, and no external alterations are proposed as part of this application. Any future changes to the shopfront, including signage or advertising, would require separate planning permission and advertisement consent.

The proposal retains the existing glazed frontage, maintaining an active and transparent elevation that contributes positively to the vitality of Lordship Lane. The main customer entrance remains on Lordship Lane, preserving the established building line and accessibility. Internally, the layout provides clear and legible circulation between the entrance, main activity areas, and customer facilities, including accessible toilets. Overall, the proposal is consistent with the above design policies and maintains an active frontage that responds appropriately to local character.

6.4 Amenity

Development Management DPD Policy DM1 requires that proposals safeguard the amenity of both future users and neighbouring occupiers, including avoiding adverse impacts on privacy, daylight, sunlight, outlook, and preventing issues such as overlooking, overbearing effects, or overshadowing. As no external alterations or extensions are proposed, the development will not impact daylight, sunlight, outlook, or privacy. Consideration is also given to DM49 Part E(e) regarding protection of neighbouring amenity.

London Plan Policies D13 and D14 seek to manage and mitigate noise impacts, particularly where noise-sensitive uses adjoin commercial or leisure activities. The proposed change of use is considered appropriate within this local shopping parade, where a mix of retail, service, and leisure uses already contributes to activity and background noise levels. The proposed use would be licensed and controlled under the relevant regulations.

The site fronts Lordship Lane, a busy arterial route characterised by high ambient noise from traffic and commercial activity. In this context, any additional noise associated with the proposed use is unlikely to be perceptible or materially harmful. The use will be operated responsibly, with management measures in place and there is no evidence to suggest that comparable social or leisure uses generate unacceptable disturbance.

In accordance with the Agent of Change principle embedded in London Plan Policy D14, the proposed use would be responsible for mitigating its own impacts on neighbouring sensitive receptors. As no food will be prepared or cooked on site, only reheated, no mechanical ventilation or extraction system is required. Accordingly, there will be no noise, fumes, or odours arising from ventilation equipment that could affect nearby occupiers.

Overall, the proposal is considered to comply with London Plan Policies D13 and D14 and Policy DM1 of the Development Management DPD. The development is acceptable in amenity terms and would not result in material harm to neighbouring residents or the surrounding area.

6.5 Transport

Development Management DPD Policies DM49, DM31, and DM32 promote sustainable travel, reduced car dependency, and car-free development in locations with good public

transport accessibility and within Controlled Parking Zones (CPZs). London Plan Policy T4 requires that development proposals consider and mitigate cumulative impacts on the transport network, including for pedestrians, cyclists, and public transport users.

The site has a Public Transport Accessibility Level (PTAL) of 3, indicating moderate access to bus and rail services, and lies within an established CPZ restricting long-stay and commuter parking. Limited off-street parking exists to the rear of the unit, and no additional parking is proposed.

The proposed social club would likely result in a modest increase in footfall but is designed as a car-free development and therefore would not generate material impacts on road safety or traffic. Any concerns regarding on-street parking would be managed through parking enforcement and are not a material planning consideration. Similarly, parking for any associated residential units is provided via private, controlled parking, which is privately enforced.

The social club is intended to serve the local community, with low capacity and minimal staff. The majority of users are expected to arrive on foot, by public transport, or by taxi. While no additional cycle parking is currently proposed, this is not considered to result in significant harm given the use. However, to support sustainable travel, the provision of cycle parking can be secured by condition, potentially using the location previously approved for six cycle spaces associated with the former police station in 2006, subject to detailed design.

The proposal is considered to comply with DM49, DM31, DM32, and London Plan Policy T4, and is acceptable in transport terms, subject to a condition securing cycle parking provision if necessary.

6.6 Waste

The property will continue to use the existing waste arrangements provided for the commercial unit and is therefore considered acceptable. Should the case officer consider it necessary, further details of refuse storage and collection arrangements can be secured by condition.

6.7 Sustainability

All new developments need to consider statutory requirements to reduce pollution, energy and carbon emissions, and should incorporate best practice design principles and guidance where appropriate. Policy SI4 of the London Plan.

The proposal does not include any extraction or mechanical plant, and food preparation will be limited to reheating pre-prepared food, thereby avoiding emissions associated with cooking and extraction systems. Operational energy demand will be modest and comparable to, or lower than, that of the existing lawful commercial use.

6.8 Drainage

DM26 sets out that proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA. London Plan Policy SI12 highlights the importance of managing flood risk, particularly for sites in critical drainage areas. Developments must ensure that they do not increase surface water run-off and should, where possible, reduce existing rates.

The site is not within any designated areas. As such, the development is not expected to increase flood risk on site or elsewhere, subject to condition, if necessary.

6.9 Biodiversity

Policy G6 of the London Plan states that development proposals should manage their impacts on biodiversity and aim to secure a net biodiversity gain.

In England, biodiversity new gain is required under a statutory framework introduced by schedule 7A of the Town and Country Planning Act 1990. The proposal is a change of use and would not result in the loss of any habitat so is exempt from this required as specified in the Framework.

7 Conclusion

The proposed change of use to a social club with ancillary bar and food provision is considered acceptable in land use terms, aligning with the objectives of the London Plan, Haringey Local Plan and Development Management DPD policies to support a diverse, resilient and active local centre. The development would maintain an active frontage, contribute positively to the vitality and viability of the shopping parade, and provide a community-focused leisure and social facility.

Subject to appropriate conditions, the proposal is also acceptable in amenity terms, as the nature and scale of the use, together with suitable management controls, ensure there would be no material harm to neighbouring occupiers in respect of privacy, daylight, noise or disturbance. Accordingly, the scheme represents a well-considered and policy-compliant development that makes effective use of an existing commercial unit while safeguarding the amenity of the surrounding area.