

292 High Road, London N22 8HU

04.05.2026 – REV001

Planning Statement

Retrospective Signage and Change of Use to Restaurant with Ancillary Shisha Use

1. Introduction

This Planning Statement is submitted in support of a **retrospective full planning application** to the London Borough of Haringey.

The application seeks consent for:

- The **retention of “MAYA Lounge” signage** on the front elevation; and
- The **change of use of the premises from a restaurant (Use Class E) to a restaurant with ancillary shisha use.**

No other external or internal alterations are proposed as part of this application, and the previously approved or existing design, layout, and elevations remain unchanged.

2. Site and Surroundings

The application site is located on High Road within Wood Green, forming part of a well-established and active commercial frontage.

The surrounding area is characterised by a mix of:

- Restaurants, cafés, and takeaway uses;
- Retail and service-based units;
- Residential accommodation at upper levels.

The High Road functions as a vibrant town centre corridor with a strong evening economy, making it an appropriate location for hospitality-led uses.

3. Description of the Development

3.1 Change of Use

The premises operate as a **restaurant within Use Class E**, with the addition of an **ancillary shisha offering**.

The shisha use:

- Is **subordinate to the primary restaurant function**;
- Does not alter the overall planning use class;
- Operates as an enhancement to the existing hospitality offer rather than a standalone use.

3.2 Existing Shopfront and Glazing (Clarification)

The building already benefits from an installed **guillotine glazing system** at the front elevation.

- The glazing panels are **vertically opening**;
- They can be opened from approximately **1 metre above finished floor level**;
- This allows for **natural ventilation while maintaining a controlled and partially enclosed environment**.

Importantly:

- **No new shopfront alterations are proposed**;
- The existing glazing arrangement and pergola system demonstrates that the premises are capable of supporting the ancillary shisha use through **adequate ventilation and operational control**.

3.3 Signage

This application seeks **retrospective consent for the retention of "MAYA Lounge" fascia signage**.

The signage:

- Is located within the established fascia zone;
- Is proportionate to the scale of the shopfront;
- Reflects the commercial character of the High Road;
- Does not result in visual harm or clutter.

4. Planning Policy Context

National Planning Policy Framework (NPPF)

- Supports sustainable economic growth and the vitality of town centres;
- Encourages the effective use of existing buildings;
- Requires developments to safeguard amenity and public safety.

London Plan (2021)

- Policy HC1: Supports food, drink, and town centre uses;
- Policy D3: Promotes high-quality and functional design;
- Policy D8: Encourages active and attractive frontages.

Haringey Local Plan

- Policy SP11: High-quality design;
- Policy SP12: Supports strong and vibrant town centres;
- Relevant Development Management policies require:
 - Protection of residential amenity;
 - Appropriate design of shopfronts and signage;
 - Suitable operation of commercial uses.

5. Assessment and Justification

5.1 Principle of Development

The use remains within **Class E**, and the introduction of shisha as an **ancillary component** does not constitute a material change to a sui generis use.

Given the site's location within a designated town centre frontage with existing hospitality uses, the proposal is **acceptable in principle**.

5.2 Amenity Considerations

Potential impacts have been carefully considered and mitigated through the design and operation of the premises.

Hookah (shisha) use is strictly limited to the designated seating and smoking area located at ground floor level. This area is designed to provide a controlled and well-ventilated environment, incorporating a pergola structure above the seating area which is capable of being fully retracted.

Beneath the pergola, the frontage is fitted with an existing guillotine glazing system, with panels that can be opened to approximately 1 metre above finished floor level. This arrangement allows for effective natural ventilation while maintaining a degree of enclosure.

Together, these features enable the operator to actively manage airflow and environmental conditions, ensuring that the ancillary shisha use does not give rise to unacceptable impacts on neighbouring residential amenity.

The use operates within an established commercial environment, and with appropriate management, will not result in unacceptable harm to neighbouring residential amenity.

5.3 Design and Visual Impact

- No alterations to the building's form or shopfront (aside from signage) are proposed;
- The signage is appropriately scaled and visually consistent with surrounding commercial premises;
- The development preserves the character and appearance of the streetscape.

5.4 Public Safety

- The signage does not obstruct visibility or create hazards;
- The existing glazing system is safe and widely used in commercial environments;
- The proposal does not adversely impact pedestrian or highway safety.

5.5 Economic and Town Centre Benefits

The proposal contributes positively to the High Road by:

- Supporting an active and viable commercial unit;
- Enhancing the evening economy;
- Increasing footfall and local spending;
- Supporting employment.

6. Conclusion

This retrospective application seeks to regularise signage and the introduction of an **ancillary shisha use** within an existing restaurant.

The proposal:

- Remains within **Use Class E**;
- Introduces no additional built form or external alterations (other than signage);
- Benefits from an **existing glazing system that enables appropriate ventilation**;
- Preserves visual amenity and public safety;
- Supports the vitality and viability of the High Road.

On this basis, the development is considered to comply with national, regional, and local planning policy, and **planning permission should be granted**.