

From: Abu Bakr Akhoon <abubakr@minimaspace.co.uk>

Sent: 14 May 2026 15:06

To: Neil McClellan <Neil.McClellan@haringey.gov.uk>

Subject: Re: HGY/2026/0917 - First Floor Flat, 3-7 West Green Road, Tottenham, N15 5BX.

Dear Neil,

Thank you for your email. Please accept my apologies for the delay in responding.

By way of explanation, this application was submitted through Planda Portal, which is a submission platform I have only recently started using. Council correspondence appears to be received through the portal dashboard, but I did not receive a separate notification alerting me to your email. Your email therefore only came to my attention when I checked the application details manually. Apologies again for the delay.

Please see our response to your queries below.

Application description

We are content with the description you have suggested:

“Change of use of first floor flat from a residential dwelling (Class C3 Use) to four office/artist studio units (Class E Use) & installation of an awning to first floor rear elevation.”

However, given your later query regarding the Suffield Road access, we would also be happy for the description to be expanded slightly to refer to the proposed upgrade of the Suffield Road access gate/fencing and associated address signage, if you consider that necessary. We can provide an additional visual of this frontage treatment for the file.

Vacancy and justification for loss of residential floorspace

The applicant’s understanding is that the property has been vacant for more than six years.

During this period, the building has suffered from vandalism, unauthorised access, squatting, fly-tipping and general deterioration. Please see the attached photographs and video evidence showing the current condition of the premises.

Before becoming vacant, the property was owned by Grainger Plc. The applicant understands that the premises may previously have operated as an HMO, although we cannot confirm the full licensing position from the applicant’s own records. The applicant has operated the adjoining business for nearly 26 years and therefore has longstanding local knowledge of the building, its condition and its wider site context.

We appreciate that the Development Plan seeks to resist the loss of existing residential floorspace. The applicant's case is not simply that the building is in poor condition. Rather, the justification is based on the combined site-specific circumstances: the long-term vacancy, repeated anti-social behaviour and vandalism, the poor current condition of the premises, its physical relationship with the wider commercial frontage and market environment, and the opportunity to bring a vacant and deteriorating upper-floor space back into active, managed and employment-generating use.

While residential refurbishment may be technically possible in broad terms, the applicant considers that the specific location and access arrangement make the premises less suitable for continued residential occupation, particularly when compared with the proposed small-scale office/artist studio use. The proposed use would allow the building to be secured, repaired, occupied and managed in a way that is more compatible with the established commercial character of this part of West Green Road and the adjoining Seven Sisters Market environment.

The proposal would therefore bring a long-vacant and problematic space back into productive use, improve site security, reduce opportunities for further vandalism or squatting, and contribute positively to the wider regeneration and active commercial character of the area.

Demand for office/artist studio use and scope of Class E use

A formal marketing report has not been prepared by the applicant at this stage. However, the applicant's understanding from previous marketing/advice relating to the premises was that the space was more suitable for commercial use than residential reoccupation.

The applicant has also made informal enquiries with local commercial agents and businesses, which indicate demand for small, affordable creative workspace and office/studio units in this location. This is also consistent with the character of the adjoining Seven Sisters Market, which contains a mix of independent commercial, creative, retail, service and food-related activity.

The intention is not to create an unrestricted general Class E premises for any possible Class E use. The intended use is specifically small-scale office/artist studio/creative workspace. The proposed units are modest in size and are laid out as individual studio/office spaces, each with supporting facilities.

To address the Council's concern regarding the breadth of Class E, the applicant would be willing to accept a suitably worded planning condition restricting the use to office/artist studio/creative workspace use only, and preventing wider Class E uses such as retail, restaurant/café, gym, medical/health, day nursery or similar public-facing uses without further planning consent.

Servicing and waste management

The proposed use would be small-scale and would not generate the servicing requirements associated with retail, food and drink, or customer-facing commercial premises.

Servicing would primarily consist of normal postal deliveries, small courier deliveries and occasional deliveries of office/studio materials. There would be no regular heavy goods deliveries and no large-scale loading activity associated with the proposed use.

Servicing would take place from existing lawful on-street arrangements in the surrounding area, including nearby loading/pay-and-display opportunities on Suffield Road and West Green Road where available. Larger or less frequent deliveries would be managed by appointment to avoid obstruction or disruption.

Waste generation would also be limited given the nature and scale of the proposed use. Each unit would retain waste/recycling internally and waste would be managed through appropriate commercial waste collection arrangements, either through the Council's commercial waste service or a licensed commercial waste contractor. Waste would only be presented for collection at the appropriate collection times and would not be stored permanently on the public highway. Please find the attached Servicing and Waste Management Statement.

Suffield Road access, access improvements and signage

The access to the proposed first-floor units is from Suffield Road. This access would serve the first-floor premises that are the subject of this application.

There is also an access door associated with the ground-floor Sainsbury's unit via the alleyway, but the applicant understands this is for occasional servicing/maintenance access only. It is not used as the regular customer entrance or normal delivery route for Sainsbury's.

The existing structure and gate around the Suffield Road access are in poor condition. The applicant does intend to upgrade this frontage as part of the wider improvement of the premises. The intention is to replace the poor-quality existing gate/fencing with a new dark green metal fence/gate treatment, designed to be visually complementary to the adjacent Seven Sisters Market frontage.

The upgraded access would include a secure gate with fob/video intercom access for visitors, along with modest 3D address lettering/signage reading "3-7 West Green Rd". The signage would be small-scale and functional, intended to identify the access point rather than operate as prominent commercial advertising.

Please find attached a proposed access frontage CGI visual for your consideration.

Ownership certificate

Thank you for raising this point.

Certificate A appears to have been completed in error. To clarify, the client is/will be the leaseholder of the first-floor premises for a term exceeding 7 years. Haringey Council is the freeholder/landlord. The ground-floor unit is occupied by Sainsbury's, and based on the applicant's understanding of their long-standing occupation since around 2013, they may also have a leasehold interest exceeding 7 years.

On that basis, Certificate B is the appropriate certificate. Please find attached an amended application form/ownership certificate. We will also ensure that the relevant ownership notices are served on the necessary parties and can provide confirmation/evidence of service if required.

Site visit

Regarding the site visit, access to the property is currently controlled through Haringey Council's property team. The most efficient route may therefore be for the visit to be arranged directly with Tom Hill, Haringey Property Manager, at Tom.Hill@haringey.gov.uk.

However, please copy me into the correspondence and I will assist with coordinating access if required.

Kind Regards,

Abu Bakr Akhoon

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Existing Entrance on Suffield Road



Proposed Entrance on Suffield Road