



Officer Report

Application Number:	HGY/2026/0313
Application Type:	Approval of details reserved by a condition
Address:	810-812, High Road, Tottenham, London, N17 0DH
Proposal:	Submission of details to discharge Condition 6 (Hours of operation) attached to Planning Permission HGY/2017/1181 approved on 08/06/2017, in relation to 810-812 High Road, Tottenham, London, N17
Case Officer:	Samuel Uff
Valid Date:	05/02/2026
Applicant:	Mr Richard Serra
Agent:	Mr James Beynon

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/1642:

Section 73 application for a minor material amendment to the planning permission (ref: HGY/2020/1584) for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works.

The proposal seeks to vary Condition 2 (Approved Plans) and Condition 31 (Cycle Parking). Amendments include relocation of proposed cycle store to the adjacent Sainsbury's car park site (no 28-48 Northumberland Park), with part of the approved cycle storage and refuse area to revert to flexible commercial space (use Class E) and installation of new substation; installation of level 03 link between the site and level 02 of Paxton Building; internal reconfiguration of stair core, approved commercial space and refuse storage; installation of additional substation; and associated works; extended depth of proposed ground floor extension with associated excavation, rear landscaping and alterations to front ramp and internal layout of no.808

CONSULTATION RESPONSE

LBH Licensing – individual licences would be required for events as required.

ANALYSIS/ASSESSMENT

Condition 6 relates to a hours of operation and reads:

Prior to the use of the site for café, gallery of office use, details of the hours of operation of the property shall be submitted in writing to and approved by the Local Planning Authority. The operation of the use

shall be in accordance with the approved hours, unless agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the locality.

Condition 6 of HGY/2017/1181 requires hours of operation to be confirmed prior to occupation. The attached cover letter confirms the hours of use will be as follows:

- Cafe: 8am - 5pm 7 days a week
- Office: 9.30am - 6pm Mon-Fri
- Gallery / event space: 9.30am - 6pm Mon-Fri with option to open until 11pm (and at weekends) for adhoc events and artist use
- Studio access: 24h

Additional clarification on the ad-hoc events was provided in an email from James Beynon (Quod) on 30 March, which clarifies the 24hr access to the studios would be for the artists only and not for visitors. Licensing have been contacted regarding the potential ad-hoc events and confirm that licenses could be required for the individual events. Other than that, the 11pm weekend finish is considered to be reasonable for this High Road frontage. In this context it is considered no further restrictions are required.

There is no requirement on the associated permission for 808 High Road (HGY/2022/1642) to confirm the same details, with Condition 4 of this consent restricting the cafe use times only to 0700-2300 Monday to Saturday, and 0800-2300 Sundays and Public Holidays. This is considered reasonable in this frontage and to comply with the condition.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 6

Informatives:

The following operating / opening hours are as follows:

- Cafe: 8am - 5pm 7 days a week
- Office: 9.30am - 6pm Mon-Fri
- Gallery / event space: 9.30am - 6pm Mon-Fri with option to open until 11pm (and at weekends) for adhoc events and artist use
- Studio access: 24h

The applicant is advised that the ad-hoc events may require Licensing on a case by case basis and LBH Licencing should be approached before commencing any events.