



Officer Report

Application Number: HGY/2026/1565
Application Type: Lawful development: Existing use
Address: Wood Green Shopping City, Unit 55-57, High Road, Wood Green, London, N22 6YA
Proposal: Certificate of Lawfulness (existing) for 1 single personnel door into landlords meter room, 1 double personnel door and 1 roller shutter door providing goods loading access onto existing dock and service yard.
Case Officer: Anna Anderson
Valid Date: 03/06/2026
Applicant: Mr Ben Green
Agent: Mr Philipp Hall

RECOMMENDATION

Approve

1. DESCRIPTION OF APPLICATION

This is an application for a certificate of lawfulness to confirm that the works for the installation of 1 single personnel door into landlords meter room, 1 double personnel door and 1 roller shutter door providing goods loading access onto existing dock and service yard are 'operations' which do not materially affect the external appearance of this building and do not constitute development by virtue of 55(1A) of the Town and Country Planning Act 1990.

2. PLANNING HISTORY

Wood Green Shopping City, High Road, N22

OLD/1976/0475 – Erection of up to 575,000 sq ft of gross shopping floor space, a market hall, servicing facilities, up to 1,450 car parking spaces, showrooms and offices, post office, public house, two restaurants, garage and petrol filling station, 220 housing units – Approved 19/01/1976

HGY/1996/1461 – Erection of leisure and recreational facility, multiplex cinema and restaurants, together with some reconfiguration and extension of existing shop units. The formation of new service/delivery facilities and some demolition. (Outline Application) – Approved 02/06/1998

HGY/1998/0328 – Ground and first floor extension to Wood Green Shopping City – Approved 09/06/1998

HGY/1999/0313 – Replacement of existing first floor windows with polyester powder coated louvres (frame and colour to match existing), to provide smoke venting to Shopping City – Approved 11/05/1999

HGY/2007/0500 – Development to extend the Mall, Wood Green shopping centre, to include erection of new retail store (10,000sq.m) on 3 floors and storage; extension to restaurant adjacent to Mayes Road Service

Yard; demolition of existing petrol filling station and provision of new Service Yard; landscaping and associated plant and machinery. – Approved 14/06/2007

HGY/2012/0746 – Erection of a new metal fire escape staircase – Approve 13/07/2012

2. RELEVANT LEGISLATION AND GUIDANCE

Section 55(1) of the Town and Country Planning Act 1990 as amended (1990 Act) states that 'development' (which requires planning permission) means the carrying out of building, engineering, mining or other operations or the making of a material change in the use of land. Section 55(1A) of the 1990 Act states that 'building operations' includes demolition, rebuilding, structural alterations or additions to buildings, and other operations normally undertaken by builders. Section 55(2) then excludes certain operations from the definition of development, including works for the maintenance, improvement or other alteration of any building which only affect the interior or do not materially affect the external appearance of the building. Section 336 of the 1990 Act defines the word 'building' as 'any structure or erection'.

Case law has clarified that 'operations' for the purposes of the Act are essentially activities which result in some physical alteration to the land which has some degree of permanence, and that there are three primary factors which are decisive of whether something is a building: size, permanence and physical attachment.

3. ANALYSIS/ASSESSMENT

The building works as described on the submitted application form comprise works to install a single personnel door providing access into a landlords meter room accompanied with the installation of a double personnel door and one roller shutter door providing goods loading access onto an existing loading back dock within existing service yard.

The proposed works are limited in scale and involve only minor alterations to the existing building fabric. The doors would be located within a recessed section of the service elevation facing into a large service yard and would be experienced solely within this functional servicing environment.

In considering whether the works would materially affect the external appearance of the building, regard has been had to the scale and context of the host building. The application site forms part of a substantial shopping centre complex with extensive service elevations. The proposed doors would occupy only a small proportion of the overall façade and would be viewed within the context of the wider service yard. As such, the works would constitute a de minimis alteration and would not materially alter the character, appearance or visual composition of the building.

Furthermore, the service yard is enclosed in nature and is largely screened from public viewpoints. The works would not alter the function or operation of the service yard and would not facilitate any increase in delivery activity, vehicle movements, servicing frequency or associated noise. Consequently, the proposal would have no material impact on the operation of the shopping centre or the level of deliveries undertaken at the site.

The installation of the doors would also have no adverse impact on the amenity of neighbouring residents. The works would not result in additional overlooking, loss of privacy, noise, disturbance or any other material amenity impacts.

Having regard to the scale, location and visual effect of the building works, it is considered that the installation of the three service doors would not materially affect the external appearance of the building. The works therefore constitute a minor and de minimis alteration which falls within the scope of Section 55(2) of the Town and Country Planning Act 1990 and do not amount to development requiring planning permission.

As such, a Certificate of Lawfulness can be issued.

4. RECOMMENDATION - GRANT CERTIFICATE

The Council hereby certifies that the works proposed, comprising the installation of three service doors within the recessed service yard elevation, are operations which do not materially affect the external appearance of

the building and therefore do not constitute development by virtue of Section 55 of the Town and Country Planning Act 1990 and as such a certificate can be granted.

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.