

Our ref: hk/O/LL/Ttnhm/CLUED/29.07.26

29 July, 2026

Haringey Council
Planning Service,
Level 6, River Park House,
225 High Road,
London,
N22 8HQ

Dear Sir/Madam,

Application for a lawful development certificate for 24-hour use in breach of condition 1 of Planning Permission HGY/31070 which restricted the hours of use to 9am to 10pm Mondays to Saturdays at 475 High Road, Tottenham, London N17 6QA. The premises have been open and trading on a continuous 24-hour basis, 7 days a week since at least 25th September 2011.

We act as planning consultants to Luxury Leisure. The company operates a licensed Adult Gaming Centre (AGC) under the trading name 'Admiral' from premises at 475 High Road, Tottenham, London N17 6QA.

The premises was previously operated by Talarius Ltd and RAL Ltd trading under the brand name 'Quicksilver' prior to its 2016 merger with Luxury Leisure.

This is a long-established amusement centre use since 1982. Planning permission HGY/25651 for 'Change of use of ground floor to a high-class amusement centre' was originally approved on 30 June 1982 and implemented the same year. However, this was a temporary 3-year planning consent expiring on 30 June 1985. Condition 3 of the original consent stated –

The use hereby permitted shall not be operated before 9a.m. or after 10p.m. on Mondays to Saturdays, and not at all on Sundays.

Reason: The use hereby permitted shall not be operated before 9a.m. or after 10p.m. on Mondays to Saturdays, and not at all on Sundays.

Subsequently, Planning Permission HGY/31070 for 'Renewal of temporary permission on a permanent basis for use as an Amusement Centre' at the subject property was approved on 06 August 1985. Condition 3 of the original consent was carried over as condition 1 on the new permanent consent and amended slightly as follows -

1.The use hereby permitted shall not be operated after 10p.m. or before 9a.m. on Mondays to Saturdays and not at all on Sundays or Bank Holidays.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

We confirm that the premises has operated continuously and uninterrupted on a 24-hours a day, 7 days a week basis since at least 25th September 2011 and continues to do so aside from

—

- Christmas day each year – AGC uses are not permitted to open on Christmas day by law. Under Section 183 of the Gambling Act 2005, a mandatory condition is attached to all gambling premises licences prohibiting the provision of gambling facilities on Christmas Day.
- The period of legally enforced government lockdown during the Covid-19 pandemic.

As such, aside from specific dates and periods where the premises was not permitted to open by law the premises has continuously operated on a 24 hours a day basis in breach of condition 1 of planning permission HGY/31070 for at least 14 years and 10 months to date. the premises is therefore immune from enforcement action against the breach of condition, and the lawful use of the premises permits 24/7 use. We should also add that the premise also benefits from a separate operating licence granted by Haringey council which allows 27/7 use.

In supporting evidence we provide the following documents –

1. A signed statutory declaration from Mr Paul Monkman – Gaming and Service director of Luxury Leisure, Talarius and RAL Ltd who has been employed by the company since September 2011 confirming 24/use for the sated period
2. Photographic evidence- Google Street view image capture October 2025 showing the premises advertising 24-hour use
3. Photographic evidence- Google Street view image capture October 2024 showing the premises advertising 24-hour use
4. Photographic evidence- Google Street view image capture August 2022 showing the premises advertising 24-hour use
5. Photographic evidence- Google Street view image capture January 2022 showing the premises advertising 24-hour use
6. Photographic evidence- Google Street view image capture August 2021 showing the premises advertising 24-hour use
7. Photographic evidence- Google Street view image capture April 2021 showing the premises advertising 24-hour use
8. Photographic evidence- Google Street view image capture Octomer 2020 showing the premises advertising 24-hour use
9. Photographic evidence- Google Street view image capture March 2019 showing the premises advertising 24-hour use

10. Photographic evidence- Google Street view image capture March 2018 showing the premises advertising 24-hour use
11. Photographic evidence- Google Street view image capture May 2017 showing the premises advertising 24-hour use
12. Photographic evidence- Google Street view image capture August 2016 showing the premises advertising 24-hour use
13. Supporting elevation drawings and photograph uploaded by Haringey Council to its planning website on 07 July 2016 in association with planning application HGY/2016/2151 - Display of 1 x internally illuminated projecting sign and 1 x internally illuminated pelmet light sign. The proposed drawing shows a proposed fascia panel advertising 24-hour use on the on the shopfront.
14. Copy of photograph IMG 2004 that was uploaded to Haringey Council public access planning website on 19 August 2016 in association with planning application HGY/2016/2151 - Display of 1 x internally illuminated projecting sign and 1 x internally illuminated pelmet light sign showing that prior to the application 24-hour use was already being advertised in the transom light of the shopfront
15. Photographic evidence- Google Street view image capture October 2015 showing the premises advertising 24-hour use
16. Historic gaming data from RAL Ltd showing hours of the day that machines were in play within this venue. We enclose filtered data to consider early hours play. As such, on 24th May 2011 numerous gaming machines were being played at 1:00am. On 26th July 2011 evidence demonstrates that numerous machines were being played at 2:00am. Data from 25th September 2011 shows that there were 3 machines in play at 5:00am and 6:00am. This data confirms the times at which customers were inside the venue and playing on the machines. On this basis, our view is that the date that we can say, beyond all doubt, that the venue was trading 24 hours a day was 25th

September 2011 as there could not have been even a small number of customers in the venue playing those three machines at 5am and 6am if the premises were not staffed and open for trade throughout the night.

Planning practice guidance advises that in the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application.

We trust you concur that the 24-hour use of the premises is established on the balance of probability.

If you have any queries relating to the above, please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI