



Officer Report

Application Number:	HGY/2023/2967
Application Type:	Lawful development: Proposed use
Address:	Unit 55, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
Proposal:	Use as medical services under Use Class E
Case Officer:	Gareth Prosser
Valid Date:	02/11/2023
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Applicant:	-
Agent:	Mr Jordan Bishop

RECOMMENDATION

Approve

Proposed development

Use as medical services under Use Class E.

Site and Surroundings

The Mall is located in the centre of Wood Green, having first opened in 1981. The Mall falls within the designated Wood Green Primary Shopping Area, Wood Green District Centre, Wood Green Growth Area and The Mall Strategic Site Allocation; although it does not form part of the Primary or Secondary Shopping Frontage. The wider shopping centre building is not listed, is not in close proximity to any listed buildings, and does not fall within a conservation area. The shopping centre is six to seven storeys in height, with the shopping centre uses occupying the first three storeys and a further three to four storeys of residential dwellings above.

The Site that is the subject of this application currently occupied by New Look for use as a retail unit operating under an open Class E use, providing around 2900sqm of floorspace. The Site is split over two floors, and can be accessed by the public on both floors through the shopping centre. Deliveries are made via the service yard and there are two doors to Mayes Road at ground level that are used for escape purposes only. The internal elements of the unit are arranged with a stock room to the rear of the ground floor and staff rest, toilets and offices to the rear of the first floor, with each floor providing a front of house display at the front of the unit.

Planning and Enforcement history

HGY/2021/3170 Lawful development: Proposed use Decision Made Permitted Development
17/12/2021 Part of Basement Level, Wood Green Shopping City, High Road, London, N22 6YD
Confirmation that the proposed use of medical services falls within the new 'E' use class

CONSULTATION RESPONSES

N/A

5. LEGISLATION

The relevant legislation is the [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#) SCHEDULE 2 PART A Commercial, Business and Service Class E. Commercial, Business and Service

Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) any industrial process,being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The provision of medical or health services as this proposal is providing, is set out above falling under Schedule 2, Part A Commercial, Business and Service, Class E. Commercial, Business and Service.

Conclusion

Officers can confirm that the proposed development would fall within use Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations as amended so change of use is not required to change from the current Class E retail use.

CIL

No new floorspace is being created and the building has been occupied for a lawful use for at least six months continuously in the last three years, as such the proposal is not liable for CIL.

RECOMMENDATION

GRANT CERTIFICATE

