

Woods Whur 2014 Limited  
St James House  
28 Park Place  
Leeds  
United Kingdom  
LS1 2SP

7 December 2023

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
NOTICE OF REFUSAL OF PLANNING PERMISSION**

**Case Reference** HGY/2023/1804  
**Location** 448-454 High Road, Tottenham, London, N17 9JN  
**Proposal** Variation of Condition 3) i) (hours of operation of Nos 450 – 454 High Road) of appeal decision APP/Y5420/W/20/3260036 (ref. HGY/2020/1777) for: Change of use of the ground floor to part adult gaming centre and part coffee and cake shop, namely to extend the opening hours to: Thu, Fri and Sat: from 0900hrs to 0600hrs the following day; and Sun, Mon, Tue and Wed: from 0900hrs to 0200hrs the following day.  
**Received** 7 July 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

| Title                                                                                               | Description                   | Date        |
|-----------------------------------------------------------------------------------------------------|-------------------------------|-------------|
| A7-A14.pdf                                                                                          | Other relevant information    | 7 July 2023 |
| A5.Report of Mark Halton.pdf                                                                        | Other relevant information    | 7 July 2023 |
| A18.Consent Order City Gaming Limited and Haringey Council - extended hours adult gaming centre.pdf | Schedule 1 to Consent Order   | 7 July 2023 |
| A3.Location and Layout Plans.pdf                                                                    | Block plan of the site        | 7 July 2023 |
| A6.Noise Impact Assessment Report.pdf                                                               | Other relevant information    | 7 July 2023 |
| A15.City Gaming Venue List.pdf                                                                      | Other relevant information    | 7 July 2023 |
| A16.Photographs.pdf                                                                                 | Photographs and photomontages | 7 July 2023 |
| A17.Notices within the Adult Gaming Centre.pdf                                                      | Other relevant information    | 7 July 2023 |
| A20.Decision 468 High Road.pdf                                                                      | Other relevant information    | 7 July 2023 |

B1-B7.pdf

Other relevant  
information

7 July 2023

*Robbie McNaugher*

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Refusal Reasons: (1)**

- 1** The proposed extended opening hours would give rise to an increase in general activity and associated noise and disturbance to the front of the premises during anti-social hours, with potential for anti-social behaviour, and would set a precedent for other similar venues, overall detrimental to the residential amenity of neighbouring occupiers contrary to Policies DM1 of the Haringey Development Management DPD (2017) and Policy SP10 of the Haringey Local Plan (2017).

**Notes:**

You can find advice in regard to your rights of appeal at:  
[planningportal.gov.uk/planning/appeals/guidance/guidancecontent](https://planningportal.gov.uk/planning/appeals/guidance/guidancecontent)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone at 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol)