

Mr Nada Ravi
Oasis Business Centres Ltd
468 Church Lane
Kingsbury
United Kingdom
NW9 8UA

22 December 2023

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

Case Reference HGY/2023/2923
Location 412 West Green Road, Tottenham, London, N15 3PU
Proposal Application to determine if prior approval is required for a proposed change of use of the existing launderette (Sui Generis Use) to one two-bedroom flat (Class C3). Application made under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class M.
Received 30 October 2023

Haringey Council, as local planning authority, hereby confirm that prior approval is REQUIRED and REFUSED for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority. Please see reason(s) below

Title	Description	Date
FL-01 – Existing Plans & Elevations & Proposed Site Plan		30 October 2023
FL-02 – Proposed Floor Plans & Elevations		30 October 2023
Site Location Plan		30 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposal for a change of use from retail to residential use would adversely impact upon the operation and viability of the commercial unit and therefore the vitality and viability of the designated local shopping centre, including through reducing the local services in the centre and disrupting the continuous shopping frontages. The provided evidence does not negate the prospect of the building being used to provide local service in the future, and a change of use would demonstrably harm an established Local Shopping Centre. Having regard to The Town and Country Planning (General Permitted Development) (England) Order 2015, Part M.2(d)(i) & (ii), the change of use is not supported on the basis of adverse impact on the sustainability of the shopping area.
- 2 The proposed treatment of the front elevation would introduce a non-active frontage, breaking up the commercial parade and would have an incongruous appearance out of keeping with the rest of the parade, to the detriment of local visual amenities and the streetscene as well as further eroding the vitality of the shopping centre.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 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.
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) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.