



THE
GODDEN
GAMING
ORGANISATION

Planning, Regeneration & Economy
London Borough of Haringey
Level 6
River Park House
Wood Green
London
N22 8HQ

8th January 2023

Delivered via Planning Portal (PP-12717323)

Dear Sirs,

Installation of New Shopfront at 49 High Road, Wood Green, London N22 6BH

We have submitted a planning application via the Planning Portal (Ref: PP-12717323) for the installation of a new shopfront at 49 High Road, Wood Green. The application is made on behalf of Whittaker Arcades Limited, part of The Godden Gaming Organisation, trading as Palace Amusements.

THE SITE AND PROPOSAL

49 High Road is located within a terrace 43-67 High Road on the southwest side of High Road, Wood Green. The building is unlisted and it is not in a conservation area.

The site is towards to the southern end of the linear shopping centre of Wood Green which is the Metropolitan Centre and the largest shopping centre in the London Borough Of Haringey.

The proposal does not involve any implications for heritage assets and therefore I do not consider that any additional specialist consideration or advice is required.

This planning application is for the installation of a new shopfront to 49 High Road, Wood Green with a new aluminium glazed double door set entrance in powder coated black RAL 9005. To improve security of the frontage this will be a new Smart Wall shop frontage with PAS 24:2022 certification. The exterior double door set shall incorporate two euro-cylinders certificated to BS 3621:2007, BS 8621:2007 or BS 10621:2007.

The existing shopfront is of aluminium boxed construction save for two areas where timber cladding was added retrospectively in approx. 2015 onto the plate glass to give the appearance of a half-height window.

As part of the shopfront works it is proposed to install an internal lobby which will be separated from the main shop floor by a 1900mm wide electronic sliding door set. This door set will be lockable by way of electro-mechanical lock for use to control access/egress during opening hours and a Manual 5 Lever Hooklock with 30\30 Eurocylinder for during closure periods as a secondary means of security in addition to the external doorset.

The proposed description of the development is therefore as follows:

“Installation of new shopfront”

RELEVANT PLANNING HISTORY

HGY/2015/1575 - Change of use from retail to amusement centre (adult gaming centre)

Granted on Appeal (Ref: APP/Y5420/W/15/3137423)

HGY/2003/2102 - Erection of two storey rear extension and repositioning of existing access stair.

Granted on application.

OLD/1985/0605- Installation of new shopfront.

Granted on application.

PLANNING POLICY AND ASSESSMENT

The adopted development plan for the London Borough of Haringey comprises of the London Plan (2021) and the LB Haringey Local Strategic Policies 2013 (with alterations 2017); Local Plan: Development Management DPD (2017); and the Local Plan: Site Allocations DPD (2017).

LB Haringey is also working on developing the Wood Green Area Action Plan, with consultation on the Regulation 18 Preferred Option Consultation Draft occurring in 2018.

A new draft Local Plan is also under development, with consultation occurring on a First Steps Engagement Document from November 2020 to March 2021.

The main material planning considerations for this application are the design and visibility of the proposed external alterations.

DESIGN & STREET SCENE

The proposed alterations to the shopfront, including new windows & doors would not appear overly dominant and is in keeping with the design with the other units that neighbour the site, as well as those opposite. The proposals do not materially affect the overall appearance of the existing building, nor would the proposal impact upon the prevailing character or how the building is read within the wider terrace. Therefore, the proposed works to this established gaming centre which is in a designated town centre would represent enhancements to the appearance of the existing building and would not harm the amenities of nearby residents in accordance with Policy DM1 and DM8 of Haringey's Development Management DPD. As such, it is considered that there are no detrimental design, conservation, or street scene implications to the development proposals and, therefore, are in accordance with local policy.

CONCLUSION

The proposed development for the installation of a new shopfront at 49 High Road, including new door set and windows have been assessed against local policy and the existing surrounding context and is found to be acceptable.

APPLICATION SUBMISSION

This full planning application submission contains the following:

1. Planning Statement & Covering Letter (this document).
2. Application Form & Fee – paid via Planning Portal - £357.00.
3. Completed CIL Form
4. Site Location Plan – Drawing Ref 24002/003/A
5. Block Plan – Drawing Ref 24002/004/A
6. Existing & Proposed Elevations – Drawing Ref 24002/001/A
7. Existing & Proposed Ground Floor Plans – Drawing Ref 24002/002/A

I trust that the above is in order and look forward to receiving validation of the planning application. Should you require any further information please do not hesitate to contact myself on 01303 290410.

Yours faithfully



Jordan Godden

Commercial Director