

Mr Chris Georgiou, CG Architects
36 Cannon Hill
London
N14 6LG

19 February 2024

Schedule 2 Part 1 Class A.1(ea) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Reference HGY/2023/3259
Location Unit 13, Gateway Mews, Wood Green, London, N11 2UT
Proposal Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA
Received 6 December 2023

The London Borough of Haringey, as local planning authority, refuse prior approval for the proposed development at the address shown above, as described above and shown in drawings numbered:

Title	Description	Date
1682-03 Elevations		6 December 2023
1682-Acoustic Report		6 December 2023
1682-Flood Map		6 December 2023
1682-01 Site Plan		6 December 2023
ApplicationFormRedacted		6 December 2023
1682-02 Floor Plans		6 December 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The building here does not benefit from permitted development rights afforded under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application building is subject to a restriction as imposed via Condition 17 of planning permission HGY/2004/1465 granting consent for this site, which restricts the use of the building to one solely falling within Class B1/B8 (Business and Storage or distribution) as defined in the UCO 1987 and expressly says 'for no other purposes' which precludes the effect of either or both of section 55(2)(f) [and Article 3(1) of the UCO] or the GPDO, as such being effective in restricting the use of the property/part of the building.

Note: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent