

Planning Department
London Borough of Haringey
River Park House,
225 High Road,
London,
N22 8HQ

Date: 13th February 2024
Ref: LHG0012-J1

Dear Sir/Madam,

RE: The Former Jolly Anglers Pub, 33 Station Road, Wood Green, London, N22 6UX
Full planning permission for the change of use of a public house (sui generis).

Introduction

We are pleased to enclose an application for full planning permission as prepared by Aygul Boyraz Ltd ('the Agent'), on behalf of Mr. B. Ustun ('the Applicant') at the Former Jolly Anglers Pub, 33 Station Road, Wood Green, London, N22 6UX ('the Site').

The development for which full planning is sought is:

"The change of use from Sui Generis (Public House) use on the ground floor to 6x Class E (Office) units, the insertion of windows, the raising of ground levels and provision of associated refuse and cycle stores".

Background

The purpose of this planning application is to reutilise a brownfield site, the Jolly Anglers, a former two-story Edwardian pub in Wood Green, London, that exhibits a classic British pub facade with a quaint, cottage-like appearance. Its distinctive large windows once invited onlookers into a cosy interior known for socializing over a variety of drinks and pub activities. Situated conveniently near Wood Green station with a top Public Transport Accessibility Level (PTAL) score of 6A, the site remains non-listed, outside a conservation area, and in Flood Zone 1.

Whilst the building itself is the main subject of this planning application, the immediate context is also relevant and as important. Station Road in Wood Green is a vital metropolitan hub that has transitioned from a tranquil hamlet to a bustling commercial



district, reflecting the area's growth and emergence as a key North London commercial centre since the 1860s. Wood Green is known for its dynamic mix of residential and commercial spaces, boasting architectural landmarks like the 1925 Green Rooms hotel, symbolizing the area's evolution.

Presently, Wood Green is undergoing significant redevelopment, introducing new residential and business spaces and venues for public use, underscoring its role as a central urban area in North London with promising development prospects. The direction of Wood Green is further established under the London Plan 2021, where Wood Green is not only seen as a town centre but also as an Opportunity Area, known as Haringey Heartland/Wood Green. It is set to evolve into a bustling metropolitan hub with a focus on job creation. Wood Green's already notable public transport network is expected to be boosted by the introduction of Crossrail 2, further improving the area's capacity for employment and expanded services.

Reasoning for Submission of Proposed Development

Despite the Jolly Anglers charming and traditionally decorated setting, the pub could not overcome the operational challenges it faced, culminating in its permanent closure during the 2019 COVID-19 pandemic.

The sustained inactivity of the pub since 2019 and ownership changes signal its dwindling feasibility as a public house. Online records confirm the pub's closure in 2019 and its presence on the market from at least April 2022 until its sale in November 2023. The 17-month marketing period, reflective of a 24-month benchmark used by the council to gauge market interest, demonstrates the site's lack of commercial viability as a pub.

The eventual purchase for redevelopment underscores the need for a different use, corroborated by a history of unsuccessful efforts to keep the pub operational. This narrative supports the Site's repurposing, aligning with current economic and social trends and meeting community and urban planning objectives.

Whilst the proposed development involves the loss of a public house, Wood Green's status as a metropolitan centre aligns with strategic planning documents from Haringey's Development Plan and the London Plan (2021), endorsing it as an ideal



location for new office developments due to its accessibility and potential to drive economic growth.

The area is well-positioned to attract businesses and professionals, thereby boosting local economic vitality. Additionally, expanding office space in Wood Green is expected to further employment opportunities, enhance skill sets among the workforce, and solidify its significance in North London's economic landscape, contributing to the borough's vibrancy. Given the diminished viability of the public house, coupled with disinterest from potential buyers or tenants and the site's prime location, the transition to six office units is both a suitable and progressive change for the area. This shift not only modernizes the use of space but also replaces an outdated and underused establishment with a sustainable alternative that better serves the community's current needs.

Finally, the proposed development focuses on enhancing the property's overall functionality by improving its layout and maximising the utilisation of available space. These improvements are expected to offer a more comfortable and efficient living environment for both residents and the local community. By tackling these existing issues and investing in the property's overall enhancement, the project seeks to significantly increase the value of the land.

Further justification of the above planning elements can be found within the submitted Planning Statement, produced by Directive Planning Ltd which accompanies the full planning application.

Proposed Development

1.3 The proposed unit breakdown is as follows:

- 1) **Office 1** (with integrated W/C and kitchenette) = **21.5m²**;
- 2) **Office 2** (with integrated W/C and kitchenette) = **22.6m²**;
- 3) **Office 3** (with integrated W/C and kitchenette) = **24.6m²**;
- 4) **Office 4** (with integrated W/C and kitchenette) = **13m²**;
- 5) **Office 5** (with integrated W/C and kitchenette) = **16.3m²**;
- 6) **Office 6** (with integrated W/C and staff kitchen) = **45.6m²**;



All relevant architectural drawings produced by Aygul Boyraz Ltd accompany this full planning application submission and are also listed below for ease of reference.

In addition, a full in-depth review of the proposed development can be found within the submitted Design and Access Statement, produced by Aygul Boyraz Ltd, which also accompanies the full planning application.

Particulars of Proposed Development

The redevelopment includes modest interior redesigns, converting the ground floor from a pub into office spaces, with self-contained amenities and a communal kitchen for one specific office.

Externally, the building will be updated to offer accessible office spaces ideal for small to medium-sized businesses. A side entrance has been reconfigured for direct office access, and offices 4 and 5 will receive new windows to enhance light and ventilation.

Rear ground floor levelling will also require adjusting the rear windows' height to maintain functionality and design.

These improvements are intended to provide a practical yet inviting environment for businesses, fostering growth and efficiency whilst preserving the building's historical essence.

Submission of Full Planning Application

For the purposes of clarity, the application consists of the following documents:

- Completed Application Form with Certificate A;
- Planning Statement (prepared by Directive Planning Ltd);
- Design and Access Statement (prepared by Aygul Boyraz Ltd);
- Site Plan (ref. 1082A_PLOS);
- Existing and Proposed Floor Plans & Section A-A (ref. 1082A_PL01A);
- Existing Elevations (ref. 1082A_PL02A);
- Proposed Elevations (ref. 1082A_PL03A)

Based on the additional information provided in this letter, we trust that you proceed to provide a favourable decision. However, if there are any issues that you consider



will prevent you from doing this please do not hesitate to get in contact.

Yours sincerely,

Hector Melendez LLB (Hons.)
Director
Directive Planning Ltd