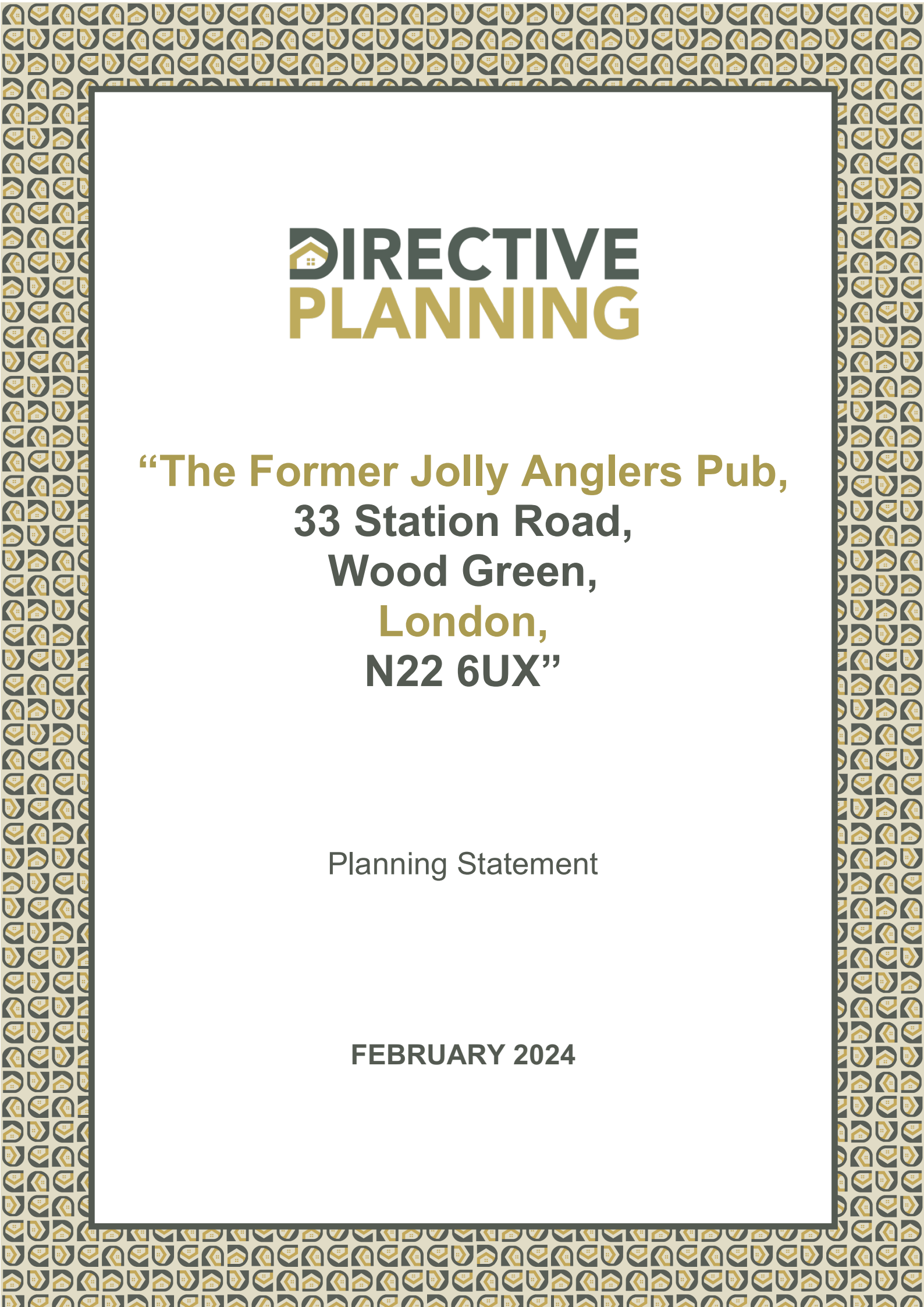




DIRECTIVE PLANNING

**“The Former Jolly Anglers Pub,
33 Station Road,
Wood Green,
London,
N22 6UX”**

Planning Statement

FEBRUARY 2024



Planning Statement

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33 Station Road,
Wood Green,
London,
N22 6UX"**

FEBRUARY 2024

Prepared For:

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1.0 INTRODUCTION AND SCOPE OF APPLICATION

Introduction

1.1 This document has been prepared by Directive Planning Ltd ("the Agent"), on behalf of Mr. B. Ustun ("the Applicant"), to support the submission of a planning application to the London Borough of Haringey Council ("the LPA") for a full planning application at The Former Jolly Anglers Pub, 33 Station Road, Wood Green, London, N22 6UX ("the Site").

1.2 The Applicants are applying for planning permission concerning:

"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".

1.3 The submitted application is supported by relevant architectural drawings and technical documents.

1.4 The purpose of this document is to set out the background information regarding the Site and its context, whilst also highlighting its planning history and any other material considerations for the determination of this planning application. In addition, this document will provide a comprehensive analysis of the planning context referencing the London Borough of Haringey's Development Plan, the London Plan (2021), the National Planning Policy Framework (2023) and any other relevant supplementary planning guidance documents.

Scope of Application

1.5 This document is divided into seven main sections, and the relevant sections are set out as follows:

- **Section 2.0** (Application Site and Surrounding Context);
- **Section 3.0** (Relevant Planning History);
- **Section 4.0** (Proposed Development);
- **Section 5.0** (Planning Policy Context);



- **Section 6.0** (Planning Assessment); and
- **Section 7.0** (Conclusion).

Supporting Documents

- 1.6 This Statement should be read alongside the following documents that also form part of the application submission documents:

Document Name
Completed Application Form and Certificate A; and Design and Access Statement (produced by Aygul Boyraz Ltd)

Supporting Drawings

- 1.7 This document should also be read alongside the following submitted drawings:

Drawing Name	Drawing Reference
Site Location Plan	1082A_PLOS
Existing and Proposed Floor Plans & Section A-A	1082A_PL01A
Existing Elevations	1082A_PL02A
Proposed Elevations	1082A_PL03A

2.0 APPLICATION SITE AND SURROUNDING CONTEXT

Application Site

- 2.1 The Jolly Anglers is a two-storey detached Edwardian former public house building located in Wood Green, London. The building is described as a traditional public house with a historical and cottage-like exterior, which not only suggests a rich history but aesthetically reflects a classic British pub.



- 2.2 Notable features of the building are the large plate glass windows that once offered an inviting view of the interior which was well-lit by the natural light. The pub has been known for its range of drinks and pub activities and was described as small yet cosy, with bench seating at the front, an L-shaped bar, and a pool table, creating a convivial atmosphere for socialising and community gatherings.
- 2.3 Despite its traditional charm and the efforts to maintain an appealing interior with floral decorations and candle-lit ambiance, the pub faced challenges which were further exacerbated in 2019, the Covid-19 pandemic year, and thus resulted in the public house permanently closing. To this day, the public house remains vacant.
- 2.4 The Site is located near Wood Green station and has a PTAL rating of 6A, making it a highly accessible location for visitors and locals alike. The building is not statutorily Listed nor is the Site within a Conservation Area and is within Flood Zone 1.



Figure 1: Street View image denoting the Site bounded in red. (Source: Google Maps, 2024)



Surrounding Context

- 2.5 Station Road in Wood Green, London, N22, nestled within the Haringey Borough, is recognised as a key metropolitan centre in Greater London. Station Road has been integral to Wood Green's metamorphosis from a quiet hamlet into a lively commercial sector. The shift in retail focus from the 1860s' Commercial and Finsbury Roads to the thriving High Road in the 1880s mirrors the area's population surge and its rise as a North London commercial nucleus.
- 2.6 Wood Green stands out as a dynamic hub combining both living spaces and commercial venues. It features landmarks like the Green Rooms hotel, housed in an Art Deco edifice from 1925, a testament to Wood Green's architectural heritage. These structures chart the area's journey from its quaint origins to a diverse urban community.
- 2.7 Currently, the region is experiencing extensive revitalisation aimed at introducing residential and business premises, as well as spaces for public gatherings and activities, reinforcing its status as a pivotal urban area in North London. Station Road is at the heart of this growth, blending its historical significance with its potential for future development.

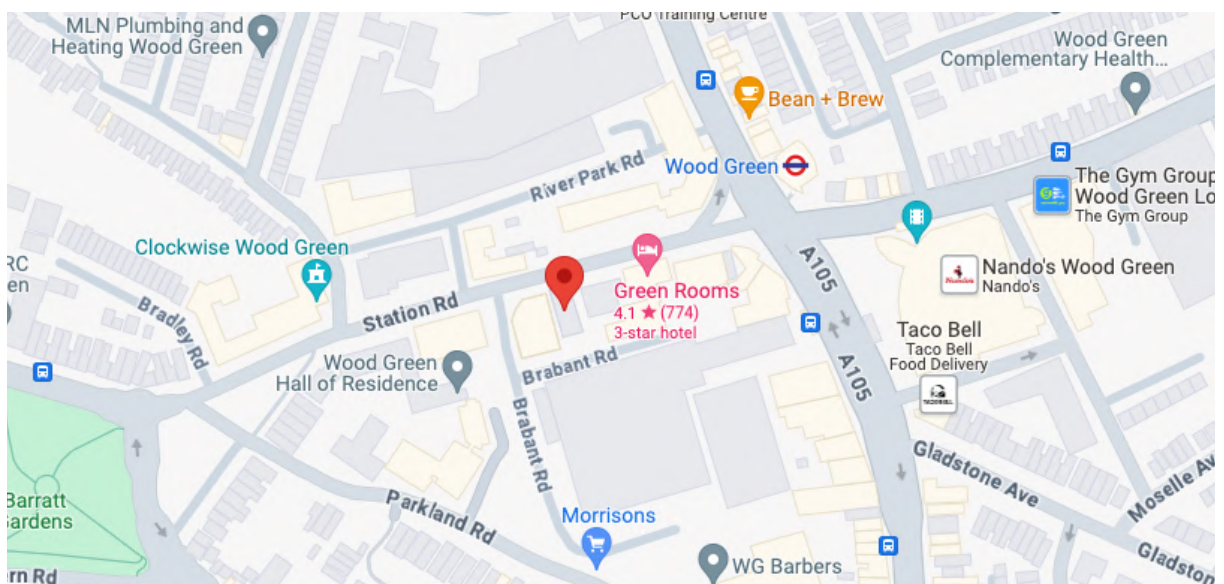


Figure 2: Map denoting the Site pinpointed in red and the immediate context. (Source: Google Maps, 2024).



3.0 RELEVANT PLANNING HISTORY

3.1 After searching through the London Borough of Haringey's online public access planning application database, the following relevant historic planning records have been identified for the Site and are set out below:

LPA Planning Reference	Proposed Development	Decision and Date
OLD/1982/1416	Erection of rear extension to increase the public area & to provide improved toilet facilities.	Granted 15/11/1982
HGY/1995/1066	Display of externally illuminated fascia sign and internally illuminated projected box sign.	Granted 17/10/1995
HGY/2006/2258	Installation of double-glazed lobby extension and steps to the rear and installation of retractable canopy to the side elevation.	Granted 02/01/2007
HGY/2023/3362	Change of use of the upper floors of the public house (Class E) to HMO (House of Multiple Occupation) C4 use class including internal alterations.	TBD

4.0 PROPOSED DEVELOPMENT

Introduction

4.1 The submitted full planning application seeks permission for the following proposed development:

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

4.2 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**;

4.3 The planned transformation will involve modest interior modifications to the ground level, transitioning from its previous incarnation as a pub with a bar, seating, and communal areas to a collection of office spaces.

4.4 These new offices are designed to be self-contained, each featuring its own restrooms and small kitchen spaces for staff convenience, as well as a communal kitchen area for Office 6 only. This change aims to repurpose and modernise the space efficiently, making it suitable for professional use while retaining the building's original character where possible.

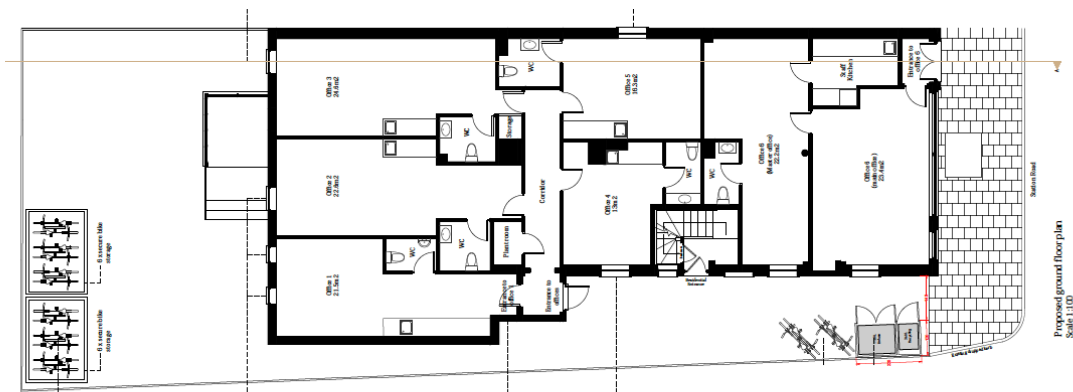


Figure 3: Extract taken from Existing and Proposed Floor Plans and Section A-A (dwg ref: 108A2_PL01A).

- 4.5 In addition to the internal alterations, the building will be enhanced with exterior renovations to create accessible, well-sized office spaces tailored for small to medium businesses, promoting a professional and efficient work environment.
- 4.6 A previously existing side entry has been transformed into a direct access point for a new office suite, streamlining the entrance. Additionally, offices 4 and 5 will feature new windows matching the existing style for better light and airflow, contributing to a comfortable workspace.



- 4.7 Finally, the ground floor toward the rear of the Site is to be levelled, necessitating the elevation of the rear windows to suit the new floor height and preserve their usability and aesthetic.
- 4.8 The enhancements aim to lay down a solid foundation of quality infrastructure that caters specifically to the needs of small to medium-sized businesses. This infrastructure is envisioned to support these enterprises by offering them a conducive work environment that encourages growth and efficiency. The adjustments made will be both functional and aesthetic, ensuring that these businesses have a professional and welcoming setting to operate from.

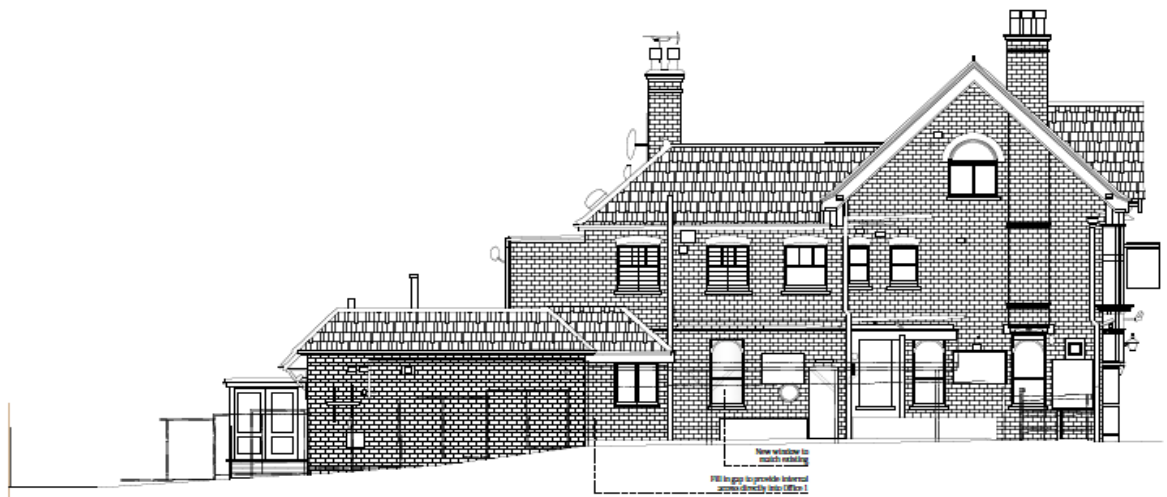


Figure 4: Extract taken from Proposed Elevations (dwg ref: 108A2_PL03A).

- 4.9 Further details regarding the proposed development can be found within the accompanying Design and Access Statement produced by Aygul Boyraz Ltd.

5.0 PLANNING POLICY CONTEXT

Statutory Development Plan

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Paragraphs 2, 11, 12, and 14 of the National Planning Policy Framework (2023) states that the planning application should be determined in accordance with the



Development Plan unless material considerations indicate otherwise. In the case of the Site, the principal elements of the Haringey Development Plan comprise:

- Strategic Policies DPD (2017);
- Development Management Plan DPD (2017); and
- Haringey Policies Map (2017)

5.2 Other relevant documents and guidance include the National Planning Policy Framework (2023) and the National Planning Practice Guidance (2023).

Relevant Planning Policies

5.3 The key planning policies relevant to the proposal are:

London Plan (2021)

- Policy GG1 (Building strong and inclusive communities);
- Policy GG2 (Making the best use of land);
- Policy GG5 (Growing a good economy);
- Policy SD1 (Opportunity areas);
- Policy SD6 (Town centres and high streets);
- Policy D3 (Optimising site capacity through the design-led approach);
- Policy DM13 (Agent of change);
- Policy DM14 (Noise);
- Policy E1 (Offices);
- Policy HC7 (Protecting public houses);
- Policy T1 (Strategic approach to transport);
- Policy T4 (Assessing and mitigating transport impacts);
- Policy T5 (Cycling); and
- Policy T6 (Car parking);

Haringey Strategic Policies DPD (2017)

- Policy SP1 (Managing Growth);
- Policy SP6 (Waste and Recycling);



- Policy SP8 (Employment);
- Policy SP10 (Town Centres);
- Policy SP11 (Design);

Haringey Development Management DPD (2017)

- Policy DM1 (Delivering High Quality Design);
- Policy DM4 (Provision and Design of Waste Management Facilities);
- Policy DM23 (Environmental Protection);
- Policy DM31 (Sustainable Transport);
- Policy DM32 (Parking);
- Policy DM41 (New Town Centre Development);
- Policy DM50 (Public Houses)

5.4 Assessment of the aforementioned policies will be discussed in the remainder of this document.

Planning Policy Site Designations

5.5 After searching through the London Borough of Haringey online interactive Policies Map, the Site is within the policy designation of a Metropolitan Town Centre and a Growth Area as per the Haringey Local Plan (2017).

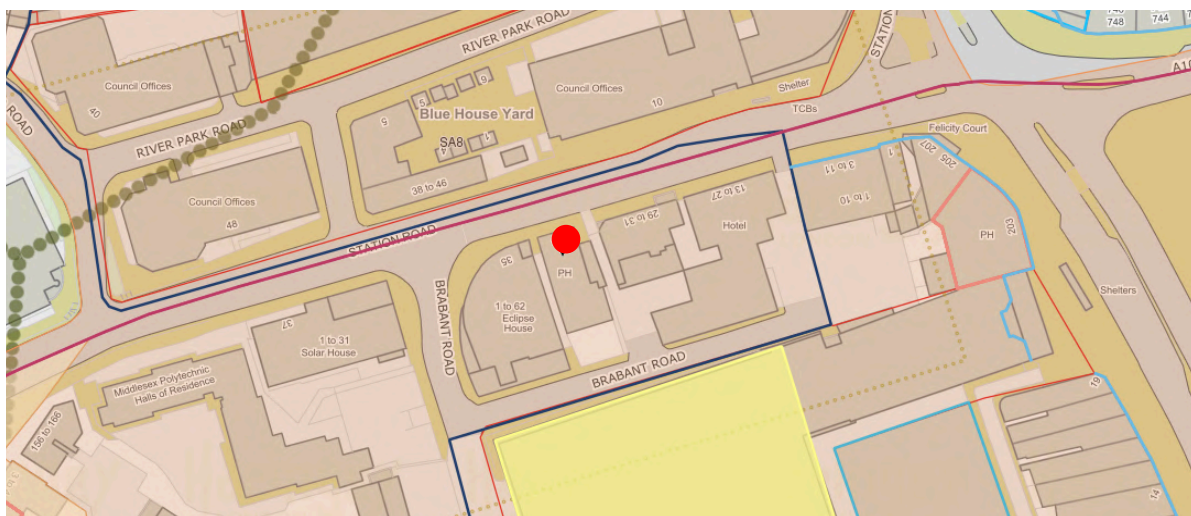


Figure 5: *Proposals Map with Site pinpointed in red. (Source: London Borough of Haringey, 2017)*



5.6 The above designations are set out below for ease of reference:

Constraint	Yes/No
Wood Green Metropolitan Centre	Yes
Growth Area	Yes
Listed Building	No
Locally Listed Building	No
Conservation Area	No
Archaeological Priority Area	Yes

5.7 In addition, after searching through the London Plan (2021) the Site also falls within an Opportunity Area designation:

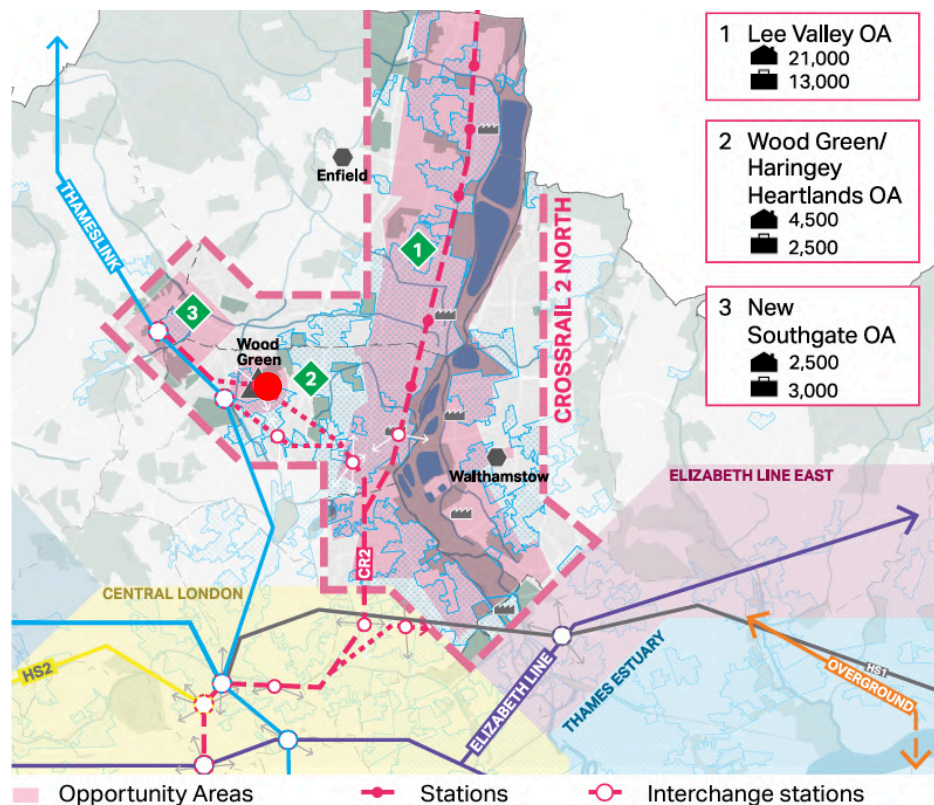


Figure 6: Crossrail 2 North Map denoting OA's with Site pinpointed in red. (Source: London Plan, 2021)



6.0 PLANNING ASSESSMENT

6.1 This section provides an assessment of the proposed development against relevant national, regional, and local planning policies and other material considerations. The following issues are key to this planning application and are considered in turn below:

- (i) **Principle of Development;**
- (ii) **Loss of Public House;**
- (iii) **Design and Impact on the Character of the Area;**
- (iv) **Impact on Amenity; and**
- (v) **Impact on Highway Network, Servicing and Waste**

Principle of Development

- 6.2 Policy GG1 of the London Plan (2021) emphasizes the importance of enhancing town centres as pivotal hubs for the social, civic, cultural, and economic engagement of the City's residents. It underlines the need to develop areas that foster significant relationship-building opportunities throughout various times of the day, including mornings, evenings, and nights.
- 6.3 Policy GG2 of the London Plan (2021) states that development must proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher-density development, particularly in locations that are well-connected to jobs, services, infrastructure, and amenities by public transport, walking and cycling.
- 6.4 Furthermore, Policy GG2 makes clear that development must understand what is valued about existing places and use this as a catalyst for growth, renewal, and place-making, strengthening London's distinct and varied character.
- 6.5 Policy GG5 of the London Plan (2021) outlines that development must plan for sufficient employment and industrial space in the right locations to support economic development and regeneration. In addition, development must make the fullest use of London's existing and future public transport, walking and cycling network, as well as its network of town centres, to support agglomeration and economic activity



- 6.6 London's robust economy is fuelled by its leading roles in finance, technology, the creative arts, and legal services. It's not just these industries that give London its edge; it's also the city's openness and cultural wealth that makes it an enticing place for people and businesses alike. London's commitment to diversity and innovation creates an environment where businesses, from start-ups to multinational corporations, can flourish.
- 6.7 This economic model extends beyond merely increasing housing and employment numbers. It supports a concept known as "agglomeration" a dynamic clustering of varied businesses that drives job creation and economic growth. This clustering is supported by the London Plan (2021) and the Haringey Local Plan, with a particular focus on the provision of new office space to further enhance London's position as a global economic powerhouse and thus will be explored in turn below.

Town Centre Designation

- 6.8 Policy SD6 of the London Plan (2021) aims to bolster the vitality of London's town centres by developing them into robust, inclusive, and versatile hubs that cater to various local needs. This includes promoting main town centre activities, the night-time economy, and civic and community functions, as well as residential spaces. The policy advocates for sustainable and competitive access to services and activities through walkable, cyclable, and public transportation means. It positions town centres as key locales for commerce outside the Central Activities Zone (CAZ), playing a significant role in the capital's broader economic fabric.
- 6.9 Policy DM41 of the Haringey Development Management DPD (2017) supports new proposals for retail, leisure, and cultural ventures within Haringey's town centres, provided they align with the centre's scale and role, bolster the town centre network's dynamism, and align with Haringey's overarching spatial strategy.
- 6.10 As it has been made clear in the earlier sections of this document, Wood Green is a well-connected district within the borough of Haringey, identified as one of the metropolitan centres in Greater London. Wood Green's status is emblematic of the



London Plan's vision for fostering vibrant town centres. Its strategic position, bolstered by excellent transport accessibility, makes it an ideal candidate for the introduction of new office spaces. Policy SD6 underlines the importance of creating diverse and resilient urban hubs that accommodate a mix of uses, from commercial to cultural, that meet the needs of a wide range of Londoners.

- 6.11 By proposing new office units in Wood Green, the area's role as a central node for business and commerce would be enhanced, further driving the economic vitality and sustainability envisaged by the London Plan for its metropolitan centres. This would not only cater to the current population but also attract new businesses and professionals, contributing to the dynamic growth and multipurpose nature of the community.

Opportunity Area, Area of Intensification and Growth Area Designations

- 6.12 Policy SD1 of the London Plan (2021) mandates that boroughs must actively promote the development and growth of Opportunity Areas by outlining clear strategies in their Development Plans, fostering job creation and diverse housing options, ensuring the provision and planning of necessary infrastructure for sustainable community growth, valuing heritage's contribution to the identity of places, and determining the potential for expansion in these zones with consideration for the projected numbers of homes and jobs.
- 6.13 Within the London Plan (2021), Wood Green is recognised not just as a town centre but also as an Opportunity Area, the Haringey Heartland/Wood Green. The strategic plan for Wood Green is to continue with its transformation into a thriving metropolitan hub that centres on employment opportunities. The already commendable public transit connections in Wood Green are expected to be further augmented by Crossrail 2, enhancing the area's ability to support an increase in employment and service offerings.
- 6.14 The proposed office spaces within Wood Green echo the objectives of the London Plan (2021) for Opportunity Areas and Areas of Intensification, providing versatile



workspaces that facilitate the growth of small to medium-sized enterprises (SMEs). This development is in harmony with the goals set forth for the Haringey Heartland/Wood Green Opportunity Area, which is projected to yield around 2,000 new job opportunities and the construction of 1,000 new homes.

- 6.15 Furthermore, Wood Green also falls under Haringey's Growth Area designation. Policy SP1 of the Haringey Strategic Policies DPD (2017) underscores the Council's commitment to steering growth towards the most optimal areas. The policy aims to ensure that such growth not only delivers tangible opportunities and benefits but also cultivates strong, thriving, and eco-friendly communities across the borough.
- 6.16 The policy specifically anticipates significant development within designated Growth Areas, with Wood Green slated to contribute a notable share of this expansion. The Council has set ambitious targets to provide approximately 20,410 new homes and a major influx of new business premises by 2026.
- 6.17 The provision of new office spaces is expected to stimulate economic vitality and provide employment opportunities in the area, contributing to the overall vision of continuing with the establishment of a dynamic economic and infrastructural zone and making it an attractive prospect for investment and redevelopment by proposing a town centre use that harmoniously integrates with the existing fabric of the immediate vicinity.

Provision of New Office Space

- 6.18 Policy E1 of the London Plan (2021) highlights the need for enhancing office spaces across all sizes to support a variety of businesses through new development, renovation, and mixed-use projects. It also advocates for the expansion and consolidation of London's diverse office markets, particularly by developing areas well-served by public transportation, walking, and cycling infrastructure, ensuring these offices are strategically placed in town centres to address local business needs.
- 6.19 Policy SP8 of the Haringey Strategic Policies DPD (2017) focuses on bolstering Haringey's economy by safeguarding various employment lands and anticipating an



increase in B Class floor space. The strategy includes repurposing surplus employment land, densifying current employment sites, incorporating office space in mixed-use developments, and protecting existing B Class uses to increase economic prosperity through a thriving economy, improved job skills, increased employment, and reduced unemployment, enabling all residents to partake in the area's economic success.

- 6.20 Policy SP10 of the Haringey Strategic Policies DPD (2017) outlines Haringey Council's strategy to allocate retail growth across the borough. Most of this growth is expected to occur in Wood Green's Metropolitan Centre by committing to the development and enrichment of retail, office spaces, community, leisure, and cultural activities in town centres, in line with the borough's hierarchy of town centres.
- 6.21 Wood Green's designation as a metropolitan centre makes it a strategic choice for the proposed development of new office floor space, in line with both the Haringey Strategic Policies DPD (2017) and the London Plan (2021). These policies collectively advocate for the growth of office stock in highly accessible areas to spur economic activity. Wood Green, with its robust transport links and central position, is poised to fulfil this vision by attracting businesses and professionals.
- 6.22 The enhancement of office space in this area is anticipated not only to contribute to the local economic vitality but also to support broader goals of employment growth and skill development, cementing Wood Green's role as a cornerstone for economic advancement in North London and an optimal choice for expanding office provisions and contributing to the borough's economic dynamism.
- 6.23 Taking everything into consideration, it is considered that the principle of development of introducing new office floor space within a vacant public house located in the metropolitan town centre of Wood Green aligns with Policies SPD1, SPD9 and SPD10 of the Strategic Policies DPD (2017), Policy DM41 of the Haringey Development Management DPD (2017) and Policies GG1, GG2, GG5, SD1, SD6, E1 the London Plan (2021).



Loss of Public House

- 6.24 The proposed development consists of changing the ground floor use of the Site from the former Jolly Anglers public house and introducing 6x Class E (Office) units. Whilst the principle of development has been established to be acceptable, the loss of the former public house must be assessed against Haringey's Development Plan.
- 6.25 Policy HC7 of the London Plan (2021) advises against approving the conversion of public houses that hold significant heritage, cultural, economic, or community value unless substantial evidence is provided, typically through marketing evidence, to show that the pub is unlikely to be viably operated in the future.
- 6.26 In addition, Policy DM50 from Haringey's Development Management DPD (2017) outlines criteria for considering the repurposing of public houses. It requires demonstrable proof of non-viability, which includes a review of the last four years' patronage and financials, efforts by the owner to counteract declining profits or customer base through improvements or business model changes, a year's worth of marketing efforts for the business, and an assessment of the local availability of similar public amenities.
- 6.27 The policies above relate to the protection of public houses. As has been set out previously, the prolonged inactivity of the pub since 2019, coupled with the change in freehold ownership from 2016 until its eventual closure to the present day, paints a compelling picture of the Site's declining viability as a public house.
- 6.28 There is evidence online to confirm the public house's closure in 2019 (Appendix 1). In addition, there is also evidence online to confirm that the Site has been on the property market since at least April 2022 (Appendix 2) and eventually sold in November 2023 (Appendix 3).
- 6.29 The duration of the marketing, 17 months, is not an arbitrary period; it is partly reflective of the 24-month considered time frame that aligns with council procedures for demonstrating market demand, or the lack thereof. During this time, the consistent lack of buyer interest or viable offers, despite the pub's availability on the market,



stands as a testament to the Site's non-viability. Considering that the public house was eventually purchased for the specific purpose of redevelopment highlights the demand for an alternative use. This is underpinned by the broader context of its operational history, which shows repeated attempts to revitalize or maintain the pub that has ultimately led to its closure.

- 6.30 This narrative is critical in satisfying council marketing procedures, which require not just a token effort, but substantial evidence to show that the continued use of the property as a pub is not feasible. The history of ownership changes, the lack of sustainable operation, and the marketing period collectively serve to justify the Site's repurposing in line with current economic and social trends, supporting its redevelopment into a more viable use that aligns with community needs and town centre/opportunity area designations.
- 6.31 Ultimately, it is considered that the loss of the public house and the evidence presented to demonstrable proof of non-viability is in accordance with Policy DM50 of the Haringey Development Management DPD (2017) and Policy HC7 of the London Plan (2021).

Design and Impact on the Character of the Area

- 6.32 Policy D3 of the London Plan (2021) states that a design-led approach for all developments should be utilised to maximise land use effectively. Developments must enhance the local area by integrating into the existing urban fabric with thoughtful layout, orientation, and design that respects the local streetscape and architectural proportions. They should preserve and accentuate the area's unique character and heritage, ensuring high-quality construction with attention to detail, practicality, adaptability, safety, and durability, using materials that age well and complement the surroundings.
- 6.33 Policy SP11 of the Strategic Policies DPD (2017) dictates that new developments in Haringey should enhance the area's built environment and generate high-quality,



attractive, and user-friendly places. Developments must uphold the highest design standards, honour local context and history and also bolster Haringey's identity.

- 6.34 Policy DM1 of the Haringey Development Management DPD (2017) mandates that all new developments and land-use changes adhere to high design standards that enhance the local area's unique character and amenities. The Council favours design-led proposals that integrate seamlessly with existing buildings, enrich the locale, utilise feedback from community consultations, ensure quality upon construction, and follow inclusive and eco-friendly design principles. Such proposals should respect local building heights, forms, and scales, contribute to the urban fabric, preserve the continuity of spaces, align with existing property lines, animate public interfaces, and reflect the area's architectural identity.
- 6.35 Beyond the suggested interior refurbishments, the building will undergo a series of exterior updates. These updates are strategically planned to accommodate the development of office units that are not only appropriately proportioned but also easily accessible. The enhancements aim to lay down a solid foundation of quality infrastructure that caters specifically to the needs of small to medium-sized businesses. This infrastructure is envisioned to support these enterprises by offering them a conducive work environment that encourages growth and efficiency. The adjustments made will be both functional and aesthetic, ensuring that these businesses have a professional and welcoming setting to operate from.
- 6.36 As the building currently stands, the east side of the building, which previously featured an opening between the restroom windows, served as a secondary entrance to the pub located at the rear. This opening has now been modified, effectively sealing it off to create a new, direct entrance that leads into one of the newly designed office spaces. This alteration enhances the functionality and accessibility of the office area, providing a more streamlined entry point.
- 6.37 Furthermore, there is a proposal for the introduction of new windows in the newly planned office spaces, specifically offices 4 and 5. These windows are designed to replicate the aesthetic and design of the existing windows, ensuring architectural



consistency throughout the building. The primary goal of these new windows is to improve the indoor environment by allowing natural light to penetrate the space and facilitating airflow, which is essential for creating a comfortable and healthy workspace.

- 6.38 The proposed changes also include an adjustment to the ground floor layout towards the rear of the building. The floor level has been raised to achieve a uniform elevation across the entire ground floor, eliminating any previous unevenness. This modification has an impact on the positioning of the existing rear-facing windows, which will now appear lower relative to the new floor level.
- 6.39 To address this issue and maintain the functionality and aesthetic appeal of the windows, it is proposed to reposition them slightly higher. This adjustment ensures that the windows remain at an ergonomically comfortable height, allowing occupants to enjoy exterior views and natural light without inconvenience.
- 6.40 The comprehensive refurbishments and exterior enhancements of the building not only adhere to the principles of Haringey's Local Plan but also align with the vision of the London Plan 2021 by enhancing local infrastructure and supporting economic growth. The development's design prioritises accessibility, functional use of space, and aesthetic integration within the existing urban fabric, addressing the need for high-quality office environments for small to medium-sized businesses.
- 6.41 These external improvements, in creating a conducive and efficient workspace, reflect the proposed developments focus on development quality, innovation in design, and response to local character, underscoring a commitment to fostering vibrant, inclusive, and sustainable communities. Therefore, it is considered that the external alterations are in accordance with Policy SP11 of the Haringey Strategic Policies DPD (2017), Policy DM1 of the Haringey Development Management DPD (2017) and Policy D3 of the London Plan (2021).



Impact on Amenity

- 6.42 Policy DM1 of the Haringey Development Management DPD (2017) outlines that development proposals maintain high standards of privacy and amenities for both the users of the development and their neighbours. The Council endorses proposals that ensure adequate natural light and open space for all parts of the development, safeguard the privacy of residents to prevent detrimental overlooking, and address potential issues such as vibration, noise, and light pollution that could affect local microclimatic conditions.

Noise

- 6.43 Under Policy D13 of the London Plan (2021), the Agent of Change principle requires new developments close to existing noise sources to proactively address possible disruptions. This principle should be a key consideration for planning authorities when making decisions, to preserve the ongoing operations of current noise-emitting activities. New developments are also obliged to introduce measures that reduce their noise impact on the surrounding community. For approval, development proposals need to clearly outline how they will mitigate noise and related nuisances.
- 6.45 With the above being ascertained, Policy D14 of the London Plan (2021) also sets out that development proposals should aim to improve health and quality of life by managing noise. This includes preventing significant noise-related health impacts, adhering to the Agent of Change principle from Policy D13, and mitigating adverse noise effects from and around the new development, without imposing undue restrictions on established noise sources. Developments should contribute to a better acoustic environment and when proximity to noise sources is unavoidable, applying sound acoustic design principles is essential. Moreover, the adoption of innovative technologies and practices to diminish noise at its origin and along its path is encouraged.
- 6.46 Policy DM23 of the Haringey Development Management DPD (2017) aims to position new developments sensitive to noise away from current or expected noise sources. It requires developers to present adequate mitigation strategies for anticipated noise



emissions. Additionally, a noise assessment must be submitted for developments that are either sensitive to noise or likely to produce noise.

- 6.47 Given the building's previous use as a public house, the transition to hosting 6x office units is anticipated not only to maintain but potentially to reduce the noise pollution in the neighbouring area and immediate vicinity. Office units typically see lower footfall than public houses, and the expected operating hours from 9 am to 6 pm will limit noise to standard business hours, thereby decreasing the potential for disturbances during evenings and nights.
- 6.48 It is also of the opinion that the nature of the proposed use will not lead to unacceptable noise levels or disturbances, an assertion supported by the character of the area. The Site is located in a bustling part of the city, known for its energy and dynamism, as part of the metropolitan town centre of Wood Green. The liveliness and existing ambient noise levels of this urban hub suggest that the activities associated with the proposed development would blend seamlessly with the locality's vibrancy. Therefore, the applicant anticipates that the proposed development will integrate well into the local tapestry, adding to the area's economic vitality without detracting from the residential amenity.
- 6.49 In summary, the history of the Site's former utilisation and the more subdued office use that is proposed collectively form a comprehensive approach to managing noise and maintaining a harmonious relationship with the surrounding community in accordance with Policies DM1 and DM23 of the Haringey Development Management DPD (2017) and Policies D13 and D14 of the London Plan (2021).

Impact on Highway Network, and Waste

Highway Network

- 6.50 Policy T1 of the London Plan (2021) states that all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensuring that any impacts on London's transport networks and supporting infrastructure are mitigated.



- 6.51 Policy T4 of the London Plan (2021) further adds to Policy T1 by outlining that the cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.
- 6.52 Policy DM31 of the Haringey Development Management DPD (2017) advocates for developments with high travel frequency to be situated in areas with excellent public transport links and reduced car parking provisions to decrease reliance on car usage.
- 6.53 The proposed development's function as 6x office units is not anticipated to negatively impact the local highway network, and public transport services or increase parking pressure. This is largely due to the Site's limited floor space and its excellent Public Transport Accessibility Level (PTAL) rating of 6A.

Car Parking

- 6.54 Policy DM32 of the Haringey Development Management DPD (2017) evaluates development proposals based on the London Plan's parking standards, promoting car club schemes, and minimising on-site parking where good public transport links exist, a Controlled Parking Zone is in place, and provisions for disabled parking are met, especially for developments restricted by car capping.
- 6.55 Policy T6 from the London Plan (2021) advocates for new developments to prioritise a car-free approach in areas with strong public transport connections, limiting parking to the essentials ("car-lite"). While such developments exclude general parking, provisions for disabled parking must still comply with the specific directives outlined in Part E of the policy.
- 6.56 The Site's strategic location, combined with excellent public transport links, means that the use change is unlikely to increase the demand for parking or add to traffic congestion. Instead, it aligns well with sustainable transportation goals, encouraging the use of public transit and supporting a more environmentally friendly approach to urban development. Given these factors, the trip generation and servicing needs are likely to mirror if not reduce those of the former use as a public house.



Cycle Parking

- 6.57 Policy T5 of the London Plan (2021) sets out that development proposals are expected to contribute to a cycling-friendly environment, by enhancing route networks and ensuring secure, convenient cycle parking that meets or exceeds the standards in Table 10.2 and Figure 10.3 of the London Plan. Additionally, designs should follow the London Cycling Design Standards and accommodate larger and adapted bicycles.
- 6.58 Policy DM32 of the Haringey Development Management DPD (2017) mandates the evaluation of development proposals based on compliance with the London Plan (2021) stipulations for cycle parking provisions.
- 6.59 Given the Site's strategic position and its excellent public transport accessibility, the necessity for on-site cycle parking is lessened. The Site's compatibility with sustainable transport objectives reinforces this, as it promotes public transit use, aligning with a greener urban development ethos. The Site's existing travel patterns and servicing demands, which closely align with the proposed use, further diminish the need for additional cycle spaces.
- 6.60 However, Policy T5 of the London Plan advocates for cycling-friendly environments, and considering the Site has no issues incorporating cycle parking, adhering to sustainable transport goals without compromising the Site's operational functionality which is of the utmost importance. As such, two-cycle stores are proposed to the rear of the Site with each store being able to provide 6x covered and secured cycle parking spaces. In addition, to the front, 4x short-stay cycle parking is to be provided in the form of two Sheffield stands.
- 6.61 it is considered that the proposed development complies with Policy DM32 of the Haringey Development Management DPD (2017) and Policies T1, T4, T5 and T6 of the London Plan (2021).



Waste Management

- 6.62 Policy SP6 of the Haringey Strategic Policies DPD (2017) mandates the incorporation of integrated and well-designed recycling facilities into all new development projects, aligning with the government's PPS10 guidelines and the Mayor's London Plan for sustainable waste management.
- 6.63 Policy DM4 of the Haringey Development Management DPD (2017) requires sustainable waste management in new developments, including on-site facilities for sorting general, recyclable, and organic waste. These facilities must offer adequate space, safe access for users and waste collectors, be properly located and shielded to minimize nuisance, and accommodate the distinct needs of mixed-use developments regarding household and commercial waste.
- 6.64 Considering the scale and size of the Site, the proposed plan will continue to use the current waste management system in place for the Site, ensuring no additional impact on these arrangements beyond what is already established. These measures will be maintained throughout the life of the building.
- 6.65 This approach means that the proposal will integrate seamlessly with the existing refuse handling procedures, maintaining the efficiency and effectiveness of waste management. By utilising the established system, the proposal avoids creating any extra burden on local waste management resources and ensures that the environmental footprint of the Site remains consistent with its current state and minimises any potential disruption to the surrounding area.
- 6.66 Due to the building being completely occupied for office space, the proposed development introduces a waste storage/collection point to the front of the Site in the form of 1x 1100L refuse euro bin and 1x 360L recycling bin which is considered adequate for the proposed development.
- 6.67 As such, the introduction of a waste storage/collection point in combination with utilising the existing waste management strategy is seen to comply with Policy SP6 of the Haringey Strategic Policies DPD (2017) and Policy DM4 of the Haringey

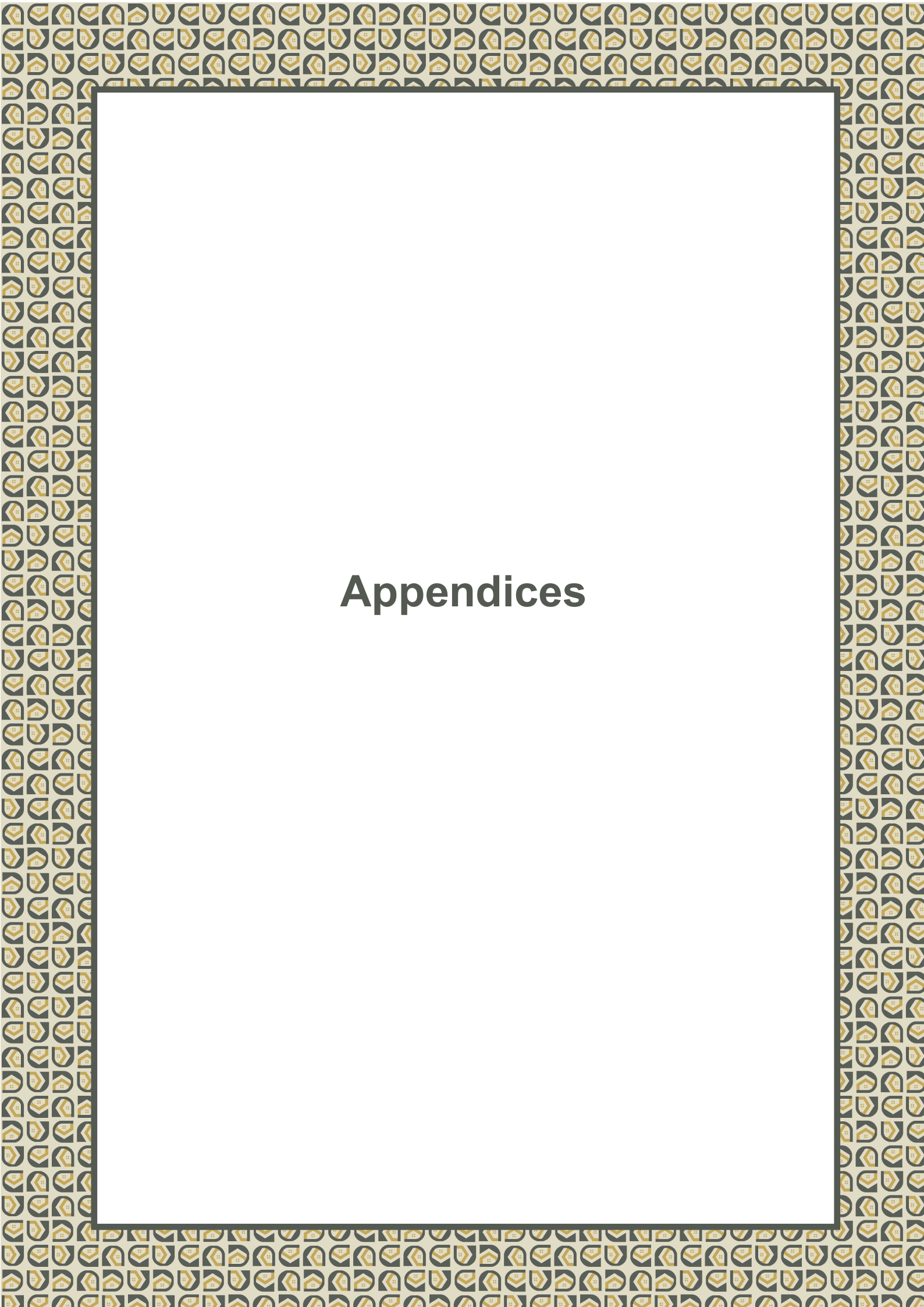


Development Management DPD (2017). Should further details be required of the bin store, the applicant is happy to secure these details by condition.

7.0 CONCLUSION

- 7.1 The Planning Statement for the Former Jolly Anglers Public House, prepared for Mr. B. Ustun by Directive Planning Ltd, outlines a vision to change the use of the ground floor from a vacant public house into 6x fully serviced office units.
- 7.2 The planning statement articulates the conversion of The Former Jolly Anglers Pub into six office units, addressing various aspects of the development in accordance with Haringey's Local Plan (2017) and the London Plan 2021. It highlights the strategic location of the site, its accessibility, and its alignment with policies promoting sustainable transport and cycling-friendly environments.
- 7.3 The development is designed to integrate seamlessly into the existing urban fabric, preserving the character of the area while providing functional, modern office spaces. Additionally, it responds to the local economic dynamics by supporting the growth of small to medium-sized businesses, contributing to the area's economic vitality without impacting the residential amenity.
- 7.4 Furthermore, the proposal considers the operational history of the site, transitioning from a public house to office units, which is expected to decrease noise pollution and align with established noise policies. The planned enhancements will foster a conducive work environment, stimulate economic vitality, and comply with the objectives of creating vibrant, inclusive, and sustainable communities.
- 7.5 It is considered that there is not any other material consideration that would significantly weigh against the development in respect of design, access, impact on the highway, amenity, servicing, or provision of parking to the extent that individually or cumulatively they would indicate that development should be prevented. It follows that planning permission should be granted without delay.

END



Appendices



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Appendix 1 *Evidence demonstrating the Site's closure in 2019*

Purchase Here

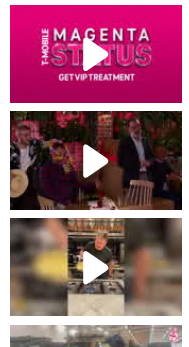
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With alcohol cheaper at supermarkets and pubs no longer being used as social centres for the community, the great British pub seems to be at risk.

READ MORE: [Locals rally behind Islington's Compton Arms pub threatened with closure after noise complaints and public disturbance](#)

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The Apple Tree in Croydon (Image: Google Street View screengrab)

The Apple Tree in Croydon is up for sale. The pub was completely refurbished in 2019 and looks great with its pastel colour scheme, modern decor, and crisp new bar. The pub features a spacious pub garden which they boast as 'the only beer garden in the area', perfect for a summer's day.

The Apple Tree is known for its range of events from live music and open mic nights to quizzes and bingo.

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The Jolly Anglers in Wood Green (Image: Philafrenzy)

The Jolly Anglers in Wood Green is up for sale and its perfect for someone who is willing to give it some TLC. Located in the centre of Wood Green, the pub looks like a cottage but has certainly seen better days and needs a good lick of paint.

On offer is a two-storey detached public house with extensive 10 bedroom accommodation. There's a pool table and darts

It has been closed since 2019 and it is listed as suitable for alternative use.

Asking Price: £2,200,000

Circa 5,000 sq ft (GIA)
Extensive 10 bedroom accommodation
Currently closed
Suitable for alternative use (STPP)

Key Features ▼

- ✓

Prime Location
- ✓

Vacant/Empty Premises
- ✓

Town Centre location
- ✓

Close to Local Amenities

Contact Agent ▼

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Appendix 2 *Evidence demonstrating the marketing of the Site in 2022*

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LONDON CLOSED PUB WITH POTENTIAL FOR ALTERNATE USE

📍 Wood Green, London

Asking Price: £1,850,000

Contact the seller of more details, or booking a viewing

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📷 1 of 9

🛡 Stay Safe

Do not pay any deposit to private sellers upfront. If you are looking to purchase a business, we advise that any deposits or transactions made are through a solicitor to prevent fraudulent activities from occurring.

< 1 of 9 >



Status:
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Date Submitted:
20/06/22

Advert ID:
464

Reference:
92100 / Rightbiz

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Business Details ▾

Prime position close to Wood Green station
Sizeable two-storey detached public house

✉ Contact Seller

Circa 5,000 sq ft (GIA)
Extensive 10 bedroom accommodation
Currently closed
Suitable for alternative use (STPP)

Key Features ▼

- ✓

Prime Location
- ✓

Vacant/Empty Premises
- ✓

Town Centre location
- ✓

Close to Local Amenities

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Appendix 3 *Evidence demonstrating the most recent sale of the Site in 2023*

Closed London pub sold



The Jolly Anglers, a substantial closed London pub, has been sold by leisure and hospitality specialist Sidney Phillips.

The Jolly Anglers is situated in Wood Green, a suburban district in the borough of Haringey directly to the east of Alexandra Palace. The area is predominantly residential centralised around a busy high street housing a large number of national retailers. Since 2018, Wood Green has been the focus of one of two major regeneration programs undertaken by the London Borough of Haringey, transforming the area and providing new homes, businesses and high-rise buildings.

The Jolly Anglers occupies a two-storey detached Edwardian property understood to date from 1905. The property is conveniently positioned in a prime location close to Wood Green Station, along Station Road, the main arterial route between Wood Green and Alexandra Palace. The business sadly closed during the Pandemic.

Sidney Phillips sold the freehold interest of the property off an asking price of £1,850,000.

For more information on buying or selling a pub, call or email Sidney Phillips today on 01892 725900 or email south.east@sidneyphillips.co.uk.

(November 2023)

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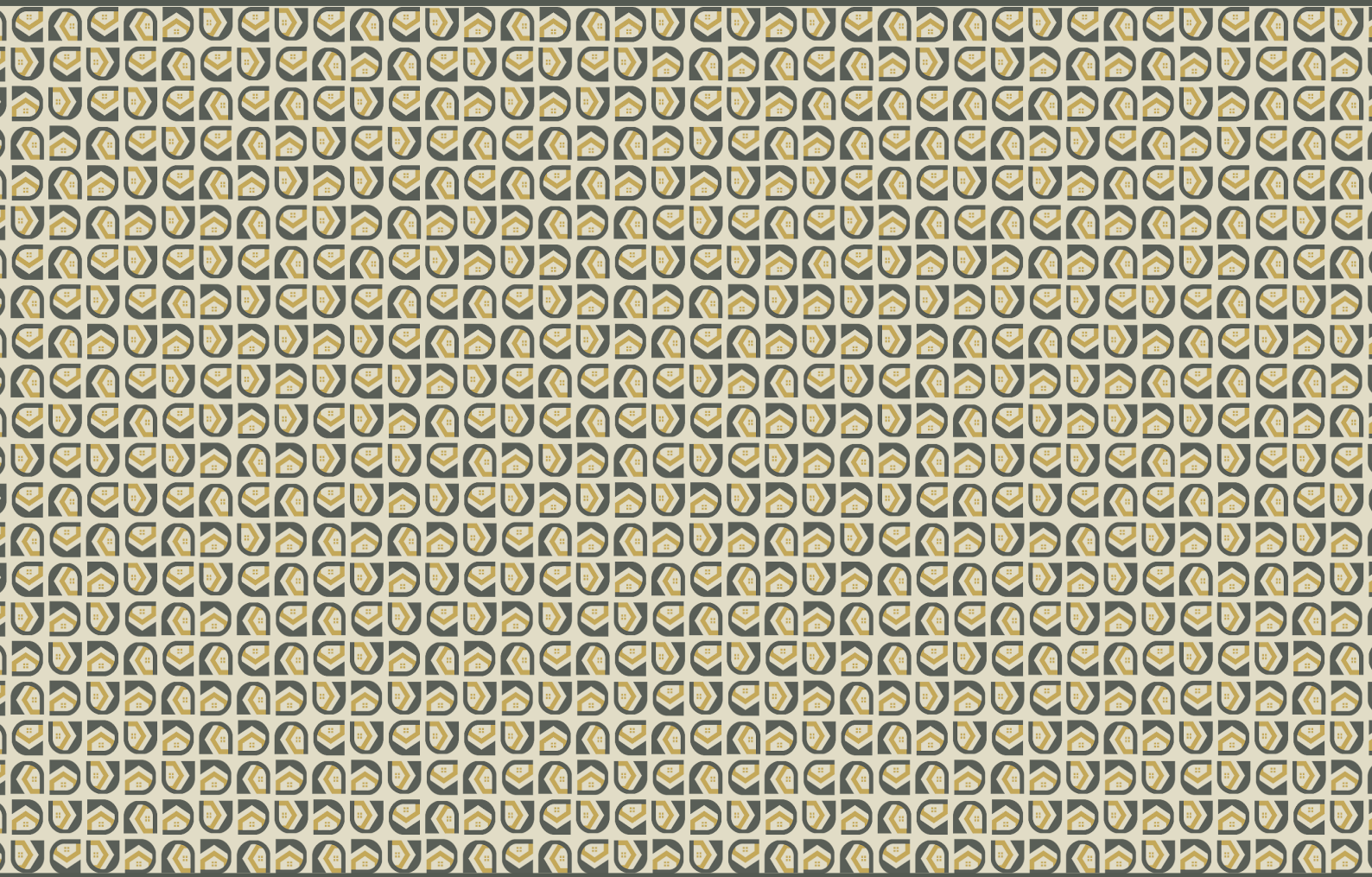
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