

Mr Jamie Sleep
60 St. Martin's Lane
London
United Kingdom
WC2N 4JS

27 February 2024

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

Case Reference	HGY/2023/2113
Location	26 High Road, London N22 6BY
Proposal	Temporary planning permission for a change of use on the ground floor from retail (use class E) to banqueting hall (use class sui generis) and partial change of use on the first floor from restaurant (use class E) to shisha lounge (use class sui generis). External changes including replacing the windows and doors and internal reconfiguration.
Received	3 August 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
151-Regal Housewares LTD-Old BHS store-102.pdf	Existing First Floor Plan Additional plans	3 August 2023
151-Regal Housewares LTD-Old BHS store-100.pdf	Block plan of the site Existing Ground	3 August 2023
151-Regal Housewares LTD-Old BHS store-101.pdf	Floor Plan Additional plans	3 August 2023
151-Regal Housewares LTD-Old BHS store-103.pdf	Existing Elevation - front Additional plans	3 August 2023
151-Regal Housewares LTD-Old BHS store-104.pdf	Existing Elevations	3 August 2023
151-Regal Housewares LTD-Old BHS store-301.pdf	Proposed Ground Floor Plan Additional plans	3 August 2023
151-Regal Housewares LTD-Old BHS store-302.pdf HGY/2023/2113	Additional plans	3 August 2023

1 of 7

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

151-Regal Housewares LTD-Old BHS store-303.pdf

151-Regal Housewares LTD-Old BHS store-304.pdf

18109-NIA-02.pdf

Additional plans 3 August 2023

Mixed/Combined
Plans 3 August 2023

Noise impact
assessment 3 August 2023

2023-07-21_High Road Wood Green_7271_TA01_DRAFT.pdf

Transport
assessment 3 August 2023

2023-07-21_High Road Wood Green_7271_TP02_DRAFT.pdf

Travel plan 3 August 2023

151-Design and access statement.pdf
statement

Design and access 3 August 2023

26 HIGH ROAD WOOD GREEN LONDON N226BX - LETTER FROM PROPERTY MANAGER.pdf

Other relevant information 3 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (13)

- This permission shall be for a limited period expiring on 19/02/2028
- 1** when the temporary use of the building hereby approved shall be removed and the land reinstated. Reason: The permanent retention of the land /building may prejudice the future development of the site thus preventing the optimal use of the site inconsistent with the Site Allocation Development Plan Document (DPD).
 - 2** The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.
Reason: For the avoidance of doubt and in the interests of proper planning.
 - 3** No development shall take place until details of a travel plan showing how patrons will access the site by more sustainable transport modes has been submitted to and approved in writing by the local planning authority. As part of the travel plan, the following measures must be included in order to maximise the use of public transport.
 - A) The applicant submits a Work place Travel Plan for the commercial aspect of the development and appoints a travel plan coordinator who must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually for a period of 5 years and must include the following measures:
 - B) The applicant will be required to provide, showers lockers and changing room facility for the workplace element of the development.
 - C) The developer is required to pay a sum of £2,000 (two thousand pounds) per year per travel plan for monitoring of the travel plan for a period of 5 years. This must be secured by condition.
 - D) Provision of welcome workplace induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables to all new residents, travel pack to be approved by the Councils transportation planning team.

Reason: To promote travel by sustainable modes of transport in line with the London Plan and the Council's Local Plan SP7 and the Development Management DMPD Policy DM 32.

- 4** No development shall take place on site unless and until an event management plan/ local area management plan which includes the following information:
 - A) Crowd management and dispersal including Stewarding.
 - B) Travel Demand Management Plan in line with the Travel Plan which promotes travel by sustainable modes of transport to reducing travel by car and local car parking demand.
 - C) Signage strategy to local transport interchange
 - D) Taxi collection strategy including drop off and collection.

Reason: To enable visitors to consider sustainable transport options, as part of the measures to limit any net increase in travel movements by car.

- 5** The use hereby permitted shall not be operated before 12:00 hours or after 23:00 hours Monday to Saturdays, and before 12:00 hours or after 23:00 hours Sundays and Bank Holidays.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

- 6** The applicant / developer is required to submit a Construction Management Plan, prior to the commencement of development and approved in writing by the local planning authority. The plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved:

- A) Routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway.
- B) The estimated number and type of vehicles per day/week.
- C) Estimates for the number and type of parking suspensions that will be required; and
- D) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development in combination with other sites in the Wood Green area and to encourage modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect the amenity of neighbouring properties and to maintain traffic safety.

- 7** Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.
The development shall not be occupied until a minimum of 22 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 8** The developer will need to remove all on-site car parking to be in accordance with the London Plan, as the development is designated as a car-free development.

Reason: To ensure the development complies with the London Plan Policy T6.3 and Haringey Development Policy DM32.

- 9** A. Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve

'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guide lines at the time of above grade works of each building or phase of said development.

The development shall only be carried out in accordance with the approved details.

B. The commercial aspects of the development must achieve the relevant Secured by Design certification at the final fitting stage, prior to the commencement of business and details shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interest of creating safer, sustainable communities in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 10** Before the use hereby approved commences, details of any mechanical ventilation system that will be installed shall be submitted to and approved by the Local Planning Authority and upon approval shall be installed, maintained and operated in a manner which prevents the transmission of odours, fumes, noise and vibration to neighbouring premises. The cumulative sound level of all plant shall not exceed the maximum rating plant limit level of 29.0 dB at the façade of the nearest NSR.

Reason: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity in accordance with Policy DM1 of adopted DPD 2017.

- 11** The development hereby permitted shall not be open to the public or any part thereof operational until the following noise mitigation measures, as set out in Noise Impact Assessment compiled by clement Acoustics submitted with this application, have been completed:

- (a) Window Upgrades - improved glazing at first level. Ground floor roller-shutters to be infilled with masonry construction. Expected to meet the required levels of sound insulation. (13 mm Laminated Glass / 10 mm Gap / 6 mm Glass – Rw 39 dB).
- (b) Door sets -In order to limit noise emissions from the proposed first floor bar / restaurant through doors to the proposed shisha balcony, as well as noise emitting from the proposed ground floor banqueting hall, a lobby door system is proposed with sealed door sets with a performance of Rw 35 dB each be placed at any point where patrons move from inside spaces to outside.
- (c) Noise limiters to be installed and set to appropriate level - noise limiter is fitted and set such that the music from the first floor bar and ground floor banqueting hall is not audible at the identified receivers. These limits should be met at 1 m from inside the restaurant windows.
- (d) Noise Management Plan.
 - Behaviour of patrons should be monitored by regular patrols to ensure there is no unnecessary or excessive noise.
 - Entrance doors should remain closed when not in use, and monitored.
 - Ground floor fire exit doors, and first floor bar windows should remain closed at all times .

The mitigation measures shall be retained in-situ thereafter.

Reason: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity in accordance with Policy DM1 of the adopted DPD 2017.

- 12** When the main ground floor event place is in use all entry and exit doors to premises shall be kept shut. No music or amplified sound emanating from the premises shall be audible at 1 metre from the façade of the nearest noise sensitive premises.

Reason: In the interest of protecting neighbouring residential amenity in accordance with Policy DM1 of the adopted DPD 2017.

- 13** Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to thereafter.

Reason: To ensure that details of the development are acceptable to the Local Planning Authority

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE : Owners Consent.

The applicant is advised that it is a condition of every consent granted that before displaying any advertisement, the permission of the owner of the land or other person entitled to grant permission must be obtained. To display any advertisement without this permission is an offence, open to immediate prosecution.

Informative:

The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk.

INFORMATIVE:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE:

The applicant should be aware that subject to future decisions the application site may be required for the future delivery of the Crossrail 2 project.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 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.