

Mr Michael Bukowski
Atelier 41 Architects
1 Manor Drive
London N20 0DZ

4 March 2024

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

Case Reference HGY/2024/0011
Location 107 Mayes Road, Wood Green, London, N22 6UP
Proposal Application to determine if prior approval is required for the proposed change of use of the property's ground floor 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, in order to provide 2 self-contained flats.
Received 2 January 2024

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
2023116.P.301 – Existing Elevations		2 January 2024
2023116.P.001 – Location Plan		2 January 2024
Daylight Assessment – December 2023, Ref: A.41.2023116/ LIGHT		2 January 2024
2023116.P.101 – Existing Ground Floor & Roof Plans		2 January 2024
2023116.P.002 – Existing & Proposed Block Plans		2 January 2024
2023116.P.302 – Proposed Elevations		2 January 2024
2023116.P.102 – Proposed Ground Floor & Roof Plans		2 January 2024
Planning Statement by Atelier Architects		31 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** Insufficient evidence has been provided that the relevant part of the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval, contrary to part MA.1 (a) of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives:

INFORMATIVE

The applicant is advised that a material start on site has not been made in relation to planning permission HGY/2020/1198, for the construction of two additional floors to facilitate the creation of 4 x self-contained flats. As the 3-year time period in which to make a material start on site has now expired, this planning consent has now lapsed. It would therefore be necessary to re-apply for full planning permission if the applicant wished to carry out the development.

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