

63 – 65 High Road N22. Planning Statement

Planning Statement

Introduction

This Planning Statement supports the proposed development at 63-65 High Road, Wood Green N22, which seeks to add an additional storey to the part of the building facing the High Road and another raised storey to the extension facing Lilac Mews. The property is currently utilized as a shop with ancillary and storage spaces and is located within the London Borough of Haringey, Wood Green ward. The proposed development aims to enhance the overall urban fabric, increase housing provision, and contribute positively to the character of the area.

Site Context

The site enjoys a prime location, fronting the bustling High Road, which is designated as a town centre and vibrant commercial hub. The rear of the property faces Lilac Mews, a peaceful residential cul-de-sac. It is essential to note that the site is within the Wood Green Cultural Quarter Conservation Area, which includes the historically significant Grade II listed building at No. 63 Coburg Road. The site benefits from excellent accessibility, being close to Wood Green Underground Station and various bus routes, enabling convenient public transportation connections.

Relevant Legislation and Guidance

The proposed development complies with the relevant legislation and guidance, including:

National Planning Policy Framework (NPPF)

The NPPF provides guidance for planning decision-making in England. It emphasizes the need for sustainable development, the efficient use of land, and the delivery of high-quality homes. The proposed development aligns with these objectives by repurposing underutilized floors, adding much-needed housing, and implementing sustainable measures.

London Plan

The London Plan sets out the strategic planning policy framework for London. It aims to create a city that is socially inclusive, economically prosperous, and environmentally sustainable. The proposed development aligns with the London Plan's objectives by contributing to housing provision, enhancing the urban fabric, and incorporating sustainable measures.

Local Planning Policies and Design Guidelines

This proposed development adheres to the local planning policies and design guidelines set by the London Borough of Haringey. These policies aim to promote sustainable development, conserve heritage assets, and deliver high-quality residential and commercial spaces. The proposed development respects the conservation area regulations, enhances the character of the Wood Green Cultural Quarter, and creates desirable living environments.

Conclusion

The proposed development at 63-65 High Road, Wood Green N22, which seeks to add an additional storey facing the High Road and another raised storey facing Lilac Mews, complies with the relevant legislation and guidance, including the National Planning Policy Framework, the London Plan, and the local planning policies and design guidelines of the London Borough of Haringey. The development aligns with the objectives of sustainable development, efficient land use, and the delivery of high-quality homes. By repurposing the vacant upper floors and incorporating sustainable measures, the proposed development contributes positively to the urban fabric and meets the housing needs of the area. We respectfully request the council's support and approval for the proposed development, in accordance with the relevant legislation and guidance.

References

This Planning Statement is submitted in support of the proposed development and refers to the Design and Access Statement previously submitted to Haringey Council planning Ref: HGY/2023/2373, as well as the relevant legislation and guidance, including the National Planning Policy Framework, the London Plan, and the local planning policies and design guidelines of the London Borough of Haringey.