

## Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Yussuf Mwanza  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

On behalf of  
Mr Abid Messaoudi  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Planning Application Reference No. HGY/2021/2807

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

### **NOTICE OF REFUSAL OF PLANNING PERMISSION**

Location: **Duke Of Edinburgh, 83 Mayes Road, N22**

Proposal: **Retention of change of use of public house to mixed use restaurant and shisha lounge (sui generis)**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 23/09/2021 and drawing numbers: Cover Letter dated 20/09/2021, OS Plan, 342-EXT-04, 342-EXT-03, 342-PRE-EXT-02 & 342-PRE-EXT-01

SEE SCHEDULE OF REASONS ATTACHED

18/11/2021

[REDACTED]

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

NOTE:

1. You can find advice in regard to your rights of appeal at: [www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent)
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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).

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### SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2021/2807

The application shown above has been refused for the following reason:

1. The proposed development would result in the permanent loss of social infrastructure and harm the character and vibrancy of the area. The applicant has failed to demonstrate robustly and conclusively that this premises is no longer viable in a public house use in the foreseeable future contrary to Policy HC7 of the London Plan 2021, Policies SP15 and SP16 of the Local Plan 2017 and Policy DM50 of the Development Management DPD 2017.

#### INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

18/11/2021



Robbie McNaugher  
Head of Development Management and Planning Enforcement  
Planning Service