

**From:** Redfearn Tom  
**Sent:** 15 December 2011 16:26  
**To:** Cllr Alexander Karen  
**Cc:** Cole Natalie; Cllr Canver Nilgun  
**Subject:** FW: Update from Green Lanes Strategy Group Meeting 33B and rear of 23 Grand Parade N4

**Importance:** High  
Dear Cllr Alexander,

I understand Cllr Canver promised to send you a copy of the below email whilst at OSC earlier this week. If you have any further queries I'm sure Myles Joyce will be able to respond to them.

Best wishes,

Tom

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**Tom Redfearn**  
**Leader & Cabinet Office**

T. 020 8489 2687

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**From:** Joyce Myles  
**Sent:** 06 December 2011 10:42  
**To:** Joyce Myles; Cllr Canver Nilgun  
**Cc:** Dorfman Marc; Smith Paul; Hart Steve (NNDR)  
**Subject:** RE: Update from Green Lanes Strategy Group Meeting 33B and rear of 23 Grand Parade N4  
**Importance:** High

Dear Councillor Canver,

As requested I am writing with an update of the planning enforcement issues discussed at the Strategy Group meeting last night.

With regard to the issue of commercial units/proposed commercial units, leading on from my email below I can advise as follows:

With regard to both properties, the existing use at 33B and proposed use at 23 Grand Parade are both of the same use class as the principal use of the building therefore on those grounds planning permission for the change of use/proposed change of use would not be required. However, on the assumption that both concerns are separate concerns and subdivided from the main building, they would in my opinion form separate planning units for which no planning permission exists. In this regard the current use at 33b Grand Parade would require planning permission. At present at 23 Grand Parade there is no use at present to the rear and the external alterations would be allowed as permitted development.

I will therefore write to known interested parties at both addresses and issue a Planning Contravention Notice (PCN) to establish what the uses and intention are for both the above properties and to advise them that planning permission would be required for separate units. I intend to do this by 15<sup>th</sup> December 2011. Therefore both cases will remain open pending any responses to the PCNs.

#### **465 Green Lanes-Budapest Café**

I have served a Planning Contravention Notice (PCN) on all interested parties. I have been contacted by the freeholder who advised me that he is meeting the lessee today with regard to the use of the ground floor as a non A1 use (A3/sui generis). I have asked him to update me on the outcome of this meeting and to respond to the PCN. He has agreed to both requests. My view is that planning permission is required as the authorised use is A1 and that we should seek to invite an application within a reasonable timeframe after the timeframe for the PCN expires on 14<sup>th</sup> December 2011. Although there is a possibility that the matter could be resolved between the interested parties, formal enforcement action through issue of an Enforcement Notice may be necessary. However given the diversity of uses on Green Lanes an Inspector on appeal may conclude such a use is acceptable. However permission deemed to be granted can be limited by conditions to limit any potential impact of the current use.

#### **485-7 Green Lanes**

485 has authorised use as a restaurant but 487 last permitted use as a letting agency an A2 use. It is my understanding that the authorised use therefore is A2 which would also allow A1 uses under the Use Classes Order. Accordingly, it is considered that planning permission is required to enlarge the restaurant to incorporate no 487 Green Lanes. Like with the Budapest café, I have served a PCN on the interested parties which needs to be replied to by 14<sup>th</sup> December 2011. I intend to pursue a similar line of action, requesting a planning application and failing that considering whether formal enforcement action through issues of an Enforcement Notice appropriate. Again given the diversity of uses on Green Lanes, an appeal against such a Notice may succeed.

#### **677 Green Lanes**

Planning permission was granted for a mixed use redevelopment of the site. Most of the ground floor was set aside for 'A1/A2/A3 use'. However, any change of use to the ground floor which occurs before this permission is implemented would benefit from the provisions of the Use Classes Order. The issues raised with regard to an advertised furniture store at the site would be allowed as the existing pub or A4 use would be allowed to change to a Class A1 use. I will however look into this matter should the planning permission be implemented and will consult Legal with regard to the degree to which a planning condition can overcome the allowances contained within the Use Classes Order.

#### **8 Harringay Gardens**

This was four self contained flats an unauthorised use for which enforcement action was taken. As the Notice was not complied with the owner was prosecuted. However as he lives abroad there was considerable delay in achieving compliance as the property was converted firstly to 2 flats, an application was put in and appealed. Finally compliance was achieved and the owner accepted a simple caution and paid the Council's Legal costs in lieu of continued prosecution. However use of the front room as as a hairdressers has commenced. I have argues that as this occupied only one room that this was ancillary to the house. I will seek legal opinion on this matter and revert back to you with that opinion in due course.

#### **Non-domestic rates**

I have copied in Steve Hart with regard to the uses at 8 Harringay Gardens, 33b Grand Parade and rear of 23 Grand Parade and whether any non-domestic rates are being paid or are payable at these addresses.

I hope this is of assistance. Please let me know if you require further information

Yours Sincerely,

**Myles Joyce Team Leader  
Planning Enforcement and Appeals  
6th Floor River Park House  
225 High Road  
London N22 8HQ  
Tel: 0208 489 5102**

**Mobile: 07967336315**

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**From:** Joyce Myles  
**Sent:** 29 November 2011 13:41  
**To:** Cllr Canver Nilgun  
**Cc:** Dorfman Marc; Smith Paul; MemberEnquiries; Makoon Taylamay; Lynch Lorcan; Hart Steve (NNDR)  
**Subject:** RE: Developments of - No 33b Grand Parade - Chesterfield Gardens N4 & No 23b Grand Parade - Kimberley Gardens N4

Dear Councillor Canver,

Thank you for your email and the attached email from Mr Newman below. I will attempt to answer the planning and planning enforcement issues.

With regard to 23B Grand Parade, we did have a case on this property earlier this year but this was at the time internal works and no breach of planning control. With regard to the current use as a hairdressers, this falls within the Use Class A1 category and as such is the same Class as the established retail use of the building. Accordingly there is no material change of and as such no breach of planning control. I have copied in Steve Hart with regard to the question about the non-domestic rate issue as he may be able to assist with regard to this matter.

With regard to the property at 33B Grand Parade I visited the site today and I can confirm that its address is 33B Grand parade. Previously the Council issued an Enforcement Notice on this property as its previous use as a social club was unauthorised. A retrospective planning application was submitted which was refused in 2010 and the appeal against this decision subsequently dismissed by the Planning Inspectorate. The use then ceased. The planning case officer's report for the planning application referred to stated that its former use was as an Estate Agents which is a Class A2 Use.

The current use is a claims company which would also fall within the Class A2 use bracket. As the use was then changed unlawfully into a social club I would consider that the A2 use had ceased. I note that there was a former A2 use and the concerns of the Inspector in the recent appeal relating to its then use as a social club with regard to its close proximity to residential uses. In his appeal decision the Inspector noted that the rear of Grand Parade as a mix of commercial and storage uses. Accordingly, I would consider that planning permission is required for the current A2 use and that a planning application should be invited as this would appraise the suitability of retaining the existing use and include formal consultation through the planning process.

Accordingly, I will write to the owners and invite an application giving them 28 days to submit an application to regularise the use but also caution them that the current use is unauthorised and could be subject to enforcement action.

I hope this is of assistance. If you require further information please do not hesitate to contact me.

Yours Sincerely,

**Myles Joyce Team Leader  
Planning Enforcement and Appeals  
6th Floor River Park House  
225 High Road  
London N22 8HQ  
Tel: 0208 489 5102**

**Mobile: 07967336315**

**From:** Cllr Canver Nilgun

**Sent:** 24 November 2011 02:10

**To:** Smith Paul; Joyce Myles; Barrett Daliah; Dorfman Marc

**Cc:** Andy & Karen; Cllr Brabazon Zena; Cllr Browne David; Malcolm Eubert; Ian Sygrave; Germana Canzi GRA; Dom Penfold; Francois GRA; Profu matebele; Julia Bell; Ellick Brian

**Subject:** FW: Developments of - No 33b Grand Parade - Chesterfield Gardens N4 & No 23b Grand Parade - Kimberley Gardens N4

**Importance:** High

Dear All,

It's outrageous that people are opening businesses in residential roads. Surely they can't get planning permission for that. Pls urgently respond to the points raised (where it's relevant to your service) in the forwarded e-mail. We should enforce on these people. People do not want businesses on residential roads.

Pls let me know urgently what the position is.

Many thanks

Nilgun

**Cllr Nilgun Canver**  
**Cabinet Member for the Environment**  
**St Ann's Ward Councillor (Labour)**

River Park House

225 High Road

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[Nilgun.canver@haringey.gov.uk](mailto:Nilgun.canver@haringey.gov.uk)

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**From:** Andy & Karen [mailto:andyn.kaza@virgin.net]

**Sent:** 23 November 2011 15:07

**To:** Cllr Browne David; Cllr Brabazon Zena; Cllr Canver Nilgun

**Cc:** Ian Sygrave; Germana Canzi GRA; Dom Penfold; Francois GRA; Profu matebele; Julia Bell; Ellick Brian

**Subject:** RE: Developments of - No 33b Grand Parade - Chesterfield Gardens N4 & No 23b Grand Parade - Kimberley Gardens N4

Dear Cllr Canver

**RE: Developments of - 33b Chesterfield Gardens N4 & 23b Kimberley Gardens N4**

Unfortunately I have lost my contact details of the persons dealing with these two sites and was wondering if you could forward on the information to the required Dept in the Council but in the mean time you and Cllr Brabazon and Cllr Browne should be aware of the situation.

### **1. No 33b Grand Parade - Chesterfield Gardens N4**

A company named Quick Claim 4 Accidents has moved into these premises none as No 33b Grand Parade - which is actually in Chesterfield Gardens N4 in the last week or so.

The site used to be storage or garages then converted into offices with no planning consent, I believe then an estate agents then Social Club which the GRA and LCSP campaigned to have removed and closed down due to noise and nuisance.

The premises has been empty for some 6-89 month

The premises has now within the last few weeks become occupied with a company called - Quick Claim 4 Accidents

A. Has Planning Permission and or license been given for the use of these premises

B. Does this premises pay Business Rates for the use of this space

Please find photo of the premises taken today dated 23.11.11

### **2. No 23b Grand Parade - Kimberley Gardens N4**

I reported this development several months ago whilst the building works were being carried out

Planning / Building control I believe visited the site. The site is apparently being developed into a Hair Dressing Salon from again a storage area to the rear of 23 Grand Parade

a. We are unaware of any planning applications for this shop / premises

b. We are unaware of a license for a business at these premises

c. Is the developer paying business rates

The site has now moved to a point where security blinds have been installed

Please find photo of the premises taken today 23.11.11

These side premises are designed for storage area's for the shops to front Grand Parade what have happening is an illegal developments appearing on our residential streets which are not part of the shopping High Street

Can you inform me why it is being allowed for residential street storage premises are being converted into shop fronts and not being closed down

These addresses are not Grand Parade they are physically on residential streets and there are plenty of empty shops on the High street to cater for such businesses are we to see Off licenses - Hair salons - even betting shops appearing on our residential streets.

Can the Council please inform the GRA why they are allowing now two of our residential streets Kimberley Gardens and Chesterfield Gardens to become an extension of the Green Lanes High Street

We consider this as residential not High Street.

I look forward to hearing from you

P.S. Please note the non storage of The Euro Bins in the alleyways and residential

streets in this case Kimberley Gardens, this also needs to be dealt with. With more premisses opening on these streets more pressure for waste storage will occur.

Kind regards

**Andy Newman**

The Gardens Community Garden Co-ordinator (GRA)  
Vice Chair of the Gardens Residents Association (GRA)

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M: 07714213714

E: andyn.kaza@virgin.net

GRA Hotline: 020 83747721

GRA Web: [www.gardensresidents.blogspot.com](http://www.gardensresidents.blogspot.com)

GRA E-mail: gardensresidents@gmail.com

**The GRA is an Award Winning Residents Association**

*Gardening Against The Odds Awards - The Conservation Foundation - 2011*

*Green Flag Community Award Winner 2011/12*

*Thriving - RHS/London In Bloom "It's Your Neighbourhood Award -2011*

***Outstanding Achievement -RHS/London In Bloom "It's Your Neighbourhood Award 2010***

Green Pennant Award Winner 10/11

Outstanding Achievement -RHS/London In Bloom Neighbourhood Award 09

Green Pennant Award Winner 09/10

Best Community Garden - Haringey in Bloom 09

Green Pennant Award Winner 08/09

London's Green Corners Award 08

Green Pennant Award Winner 07/08

Best Community Garden - Haringey in Bloom 07

Best Community Garden in London - London in Bloom 06

Best Community Garden - Haringey in Bloom 06

Best Neighbourhood Award-Haringey in Bloom 06

Green Pennant Award Winners 06/07

Recyclers of the Year Award-Better Haringey 06

Best Community Participation Project-Haringey in Bloom 05

Best Community Garden-Haringey in Bloom 04

The GRA are members of HFRA - BTCV and FCFCG

also see:

[www.telegraph.co.uk/gardening/gardeningpicturegalleries/8859700/Gardening-Against-the-Odds-2011-Awards-of-merit.html?image=1](http://www.telegraph.co.uk/gardening/gardeningpicturegalleries/8859700/Gardening-Against-the-Odds-2011-Awards-of-merit.html?image=1)

[www.communities.gov.uk/newsstories/newsroom/1655920](http://www.communities.gov.uk/newsstories/newsroom/1655920)

[www.keepbritaintidy.org/GreenFlag/GreenFlagAwardSites/London/Default.aspx?parkID=777](http://www.keepbritaintidy.org/GreenFlag/GreenFlagAwardSites/London/Default.aspx?parkID=777)

[www.tottenhamgardeners.co.uk/community.php](http://www.tottenhamgardeners.co.uk/community.php)

[www.farmgarden.org.uk/component/places/?task=view&id=1212&filter=type+search+here](http://www.farmgarden.org.uk/component/places/?task=view&id=1212&filter=type+search+here)

[www.haringey.gov.uk/index/community\\_and\\_leisure/greenspaces/greenflag/greenpennant.htm](http://www.haringey.gov.uk/index/community_and_leisure/greenspaces/greenflag/greenpennant.htm)

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