Mr Gareth Jackson
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

On behalf of
Mr Christian Honer
C/O Agent

Planning Application Reference No. **HGY/2014/0495**

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

NOTICE OF PLANNING PERMISSION

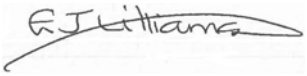
Location: **7A Tetherdown, N10**

Proposal: **Change of use from A2 (financial and professional services) to A3 (cafe/restaurant) and amendment of opening hours to allow the premises to operate as a restaurant.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 17/02/2014 and drawing numbers: TMH10S, Cover letter and supporting statement by Quod dated 13 February 2014, 1309CKI_1, TMH01E, TMH01P, TMH01S, Letter from CKD dated 1 December 2013 regarding "Kitchen & Ventilation Design"

SEE SCHEDULE OF CONDITIONS ATTACHED

24/07/2015



Emma Williamson
Head of Development Management
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at: 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.

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.

Director of Regeneration, Planning & Development **Lyn Garner**

HGY/2014/0495

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: TMH10S, Cover letter and supporting statement by Quod dated 13 February 2014, 1309CKI_1, TMH01E, TMH01P, TMH01S, Letter from CKD dated 1 December 2013 regarding "Kitchen & Ventilation Design"
Reason: In order to avoid doubt and in the interests of good planning.

3. Within 3 months of the permission hereby approved a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to the Local Planning Authority for approval. The scheme shall be implemented within 3 months of the scheme approval and permanently retained and maintained thereafter.
Reason: In order to protect the amenities of the locality and to comply with saved policies UD7 and TCR5 of the Haringey Unitary Development Plan 2006 and policy 5.17 of the London Plan 2011.

4. Within 3 months of the permission hereby approved details of the extractor system including the reverse osmosis and carbon filter shall be submitted to the Local Planning Authority for approval. The scheme shall be implemented within 3 months of the details approval and permanently retained and maintained thereafter.
Reason: In order to protect the amenities of the locality and to comply with saved policies ENV7 and TCR5 of the Haringey Unitary Development Plan 2006 and Policy 7.14 of the London Plan 2015.

5. Within 3 months of the permission hereby approved a detailed scheme for sound insulation between the premises subject to the permission hereby approved and the adjoining property (5 Tetherdown) shall be submitted to the Local Planning Authority for approval. The scheme shall be implemented within 3 months of the scheme approval and permanently retained and maintained thereafter.
Reason: In order to protect the amenities of the locality and to comply with saved policies ENV6 and TCR5 of the Haringey Unitary Development Plan 2006 and Policy 7.15 of the London Plan 2015.

6. The opening hours of the premises subject to the permission hereby approved shall be limited to between 0800 and 1900 Sunday to Thursday and 0800 and 2000 Friday to Saturday. Use of the outdoor area shall be limited to between 0800 and 1800 Monday to Sunday. The premises may be used by members of staff only between 0700 and 0800 Monday to Sunday for preparation of food and setting up only.
Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with saved policies UD3 and TCR5 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. Thames Water further recommend, in line with best practice for the disposal of fats, oils and grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

INFORMATIVE:

A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

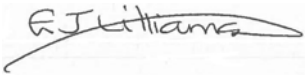
INFORMATIVE: Party Wall Act

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:

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 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 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.

24/07/2015



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