Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Luke Zuber
Zuber Architecture
Phoenix Yard
65 Kings Cross Road
London
WC1X 9LW

Planning Application Reference No. **HGY/2015/3213**

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

NOTICE OF PLANNING PERMISSION

Location: **Land adjacent to 1 Crouch Hall Road, N8**

Proposal: **Demolition of dilapidated single garage structure and erection of small timber clad office/workspace/studio.**

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 29/10/2015 and drawing numbers: 14002-X-0214001-B-08, 07, Rev B, 06 Rev B, 05 Rev C, 04 Rev B, 03, 02 Rev C

SEE SCHEDULE OF CONDITIONS ATTACHED

01/04/2016

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.

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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: 14002-X-02 14001-B-08,07,Rev B,06 Rev B, 05 Rev C ,04 Rev B, 03,02 Rev C.
Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted (including front boundary treatment) have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Prior to the commencement of the development construction details for foundations and an arboricultural method statement for all ground works within the BS5837:2005 tree root protection area shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.
Reason: To protect trees which contribute to the visual amenities of the surrounding area.

5. The approved structure shall only be used as an office/workspace/studio and for no other purposes within falling within B1 Use Class of the Town and Country Planning Use Classes (Amendment) Order 2005 (or any Order revoking or re-enacting that Order).
Reason: To ensure that the use operating from the site does not have an adverse effect on the character of the area or the amenity of adjoining residents.

6. Prior to the first use of the development hereby permitted the redundant crossover shall be removed and the footway re-instated. Additionally, the existing on-street controlled parking bays forming part of the Crouch End B Controlled Parking Zone shall be extended across the sites whole roadside frontage onto Crouch Hall Road. The necessary works are to be carried out once all the necessary internal site works have been completed.
Reason: In the interests of highway safety and to maintain on-street parking facilities within the vicinity of the site.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London. Based on the information given on the plans, the Mayoral CIL charge will be £1,139.89 (26.5 sqm x £35 x 1.229). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index

INFORMATIVE:

The proposed development requires a redundant crossover be removed and the existing on-street controlled parking zone bay be extended. The necessary works and amendment to the traffic management order will be carried out by the Council at the applicant's expense. The applicant should visit the Councils vehicle crossover webpage for further information on how to arrange for the works to be carried out.

INFORMATIVE: Hours of Construction Work

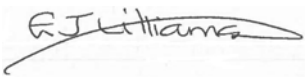
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

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.

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