Planning Service

Stephen Kelly Assistant Director Planning Service

Ms Fionnuala Bennett
Pars Dental
Unit 6
Gateway Business Centre
Tom Cribb Road
London
SE28 0EZ

On behalf of
Dr Fariba Banaie
via Agent

Planning Application Reference No. **HGY/2016/0117**

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

NOTICE OF PLANNING PERMISSION

Location: **115 Alexandra Park Road, N10**

Proposal: **Change of use from A1 retail use to D1 medical use to allow the set up of a dental practice.**

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 12/01/2016 and drawing numbers: 0232-Existing Floor Plans; 0232-Proposed Floor Plans; Site Location Plan; Design and Access Statement

SEE SCHEDULE OF CONDITIONS ATTACHED

08/03/2016

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.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Stephen Kelly Assistant Director Planning Service

HGY/2016/0117

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: 0232-Existing Floor Plans; 0232-Proposed Floor Plans; Site Location Plan; Design and Access Statement
Reason: In order to avoid doubt and in the interests of good planning.

3. The use hereby permitted shall not be operated:

- before 08:00 hours or after 21:00 hours Monday to Friday
- before 08:00 hours or after 18:00 hours Saturdays
- and not at all on Sundays and Bank Holidays.

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.

4. Adequate facilities should be maintained in accordance with the details indicated on the approved drawings to enable ambulant disabled people, and wheelchair users and other people with physical disabilities to use the building.
Reason: In order to ensure that people with disabilities are not excluded from using the proposed development.

5. The premises shall be used for dental/health uses only and for no other purpose (including any other purpose in Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, without the prior approval, in writing, of the Planning Authority.
Reason: In order to restrict the use of the premises in the interest of the amenities of the area and to ensure there is no impact on the Transportation and Highways network.

6. Notwithstanding the details hereby approved, an active frontage shall be maintained the to ground floor windows of the premises.
Reason: To maintain the vitality of the shopping frontage.

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.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Stephen Kelly Assistant Director Planning Service

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: 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.

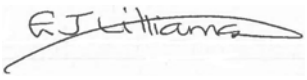
INFORMATIVE:

Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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.

08/03/2016



Emma Williamson
Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk