Planning Service

Emma Williamson Assistant Director Planning Service

Jason Elliot
Unwin Jones Partnership
Bridge Lane Studio
Caldewgate
Carlisle
Cumbria
CA2 5SS

On behalf of
Pendragon Plc
Neway House
Little Oak Drive
Annesley
Nottingham
NG15 0DR

Planning Application Reference No. **HGY/2016/2176**

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

NOTICE OF PLANNING PERMISSION

Location: **Unit C, Mowlem Trading Estate, Leeside Road, N17**

Proposal: **Erection of Single Storey Entrance Lobby, reconfiguration of existing vehicle parking areas to increase number of existing car parking bays, alterations to existing building facades to provide new Entrance lobby, vehicle access door, additional window, extension / alterations to mezzanine level and the provision of wash bay within curtilage of site in association with the existing class B2 use of the building as a vehicle Service and MOT centre (Class B2)**

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 08/07/2016 and drawing numbers: 2804/01, 2804/10 rev A, 2804/11, 2804/12, 2804/20 Rev B, 2804/21, 2804/22 and Design and Access Statement dated April 2016 by Unwin Jones Partnership

SEE SCHEDULE OF CONDITIONS ATTACHED

14/10/2016

Stuart Minty
Interim 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,
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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 approved plans comprise drawing nos:2804/01, 2804/10 rev A, 2804/11, 2804/12, 2804/20 Rev B, 2804/21, 2804/22 and Design and Access Statement dated April 2016 by Unwin Jones Partnership

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the
Approved details and in the interests of amenity.

3. The extension to the existing building hereby permitted shall be constructed of materials that match the host structure in conformity with approved plans.

Reason: In the interest of visual amenity.

4. Within three months of the date of this decision, details of the provision of electric charging points for 10% of the car parking spaces hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The electric charging points shall be provided in accordance with the approved details and maintained thereafter.

Reason: To ensure sustainable modes of travel.

5. Within three months of the date of this decision, full details of re-located cycle parking facilities hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate conformity with the London Cycle Design Standards and shall be covered and secure. The details shall be implemented as approved and maintained thereafter.

Reason: To ensure sustainable modes of travel.

INFORMATIVE:

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.

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INFORMATIVE:

The applicant is advised of relevant Environment Agency requirements around the discharge of waste waster from any external vehicle washing station.

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.

14/10/2016



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