

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Ian Anderson
Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

On behalf of
Mrs Claire Ferrari
BTPS c/o Federated Hermes Ltd
c/o Lichfields
Unit F
Tottenham Hale Retail Park
Broad Lane
London
N15 4QD

Planning Application Reference No. **HGY/2022/2575**

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

NOTICE OF PLANNING PERMISSION

Location: **Unit F, Tottenham Hale Retail Park, Broad Lane, N15**

Proposal: **Proposed outdoor seating area for new Pret a Manger Unit**

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 09/09/2022 and drawing numbers: 11558 FE001; TD22/PM174/OS01; TD22/PM174/OS02; TD22/PM174/P01 & TD22/PM174/EE01.

SEE SCHEDULE OF CONDITIONS ATTACHED

07/12/2022



Robbie McNaugher
Head of Development Management and Planning Enforcement
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.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
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,
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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: 11558 FE001; TD22/PM174/OS01; TD22/PM174/OS02; TD22/PM174/P01 & TD22/PM174/EE01. 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 external area to the front of the premises hereby approved shall not be used by customers for any purpose outside the permitted hours of Unit F (Pret A Manger).

Reason: In order to protect the environmental amenities of the immediate locality and in accordance with Policy DM1.

4. The use by customers of the external front area shall be confined to the area shown on the approved plan and should not extend beyond the fence line or within any other part of the curtilage at any time.

Reason: In order to protect the environmental amenities of the immediate locality and in accordance with Policy DM1.

5. Prior to the removal of the existing tree, details regarding the size, species, and location of two replacement trees shall be submitted to and approved in writing by the Local Planning Authority. The replacement trees shall be planted within 12 months of removal of the existing tree. If within a period of five years from the date of planting, the replacement trees are removed, uprooted or destroyed or die, other trees of the same size and species shall be planted at the same place, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory replacement of the tree(s) to be removed in accordance with Policy DM 1.

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: 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 pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 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.

07/12/2022

A handwritten signature in black ink that reads 'Robbie McNaugher'.

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service