

Mr Samuel Elliott
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22 December 2022

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2022/2677
Location 8, Bruce Grove, London, N17 6RA
Proposal Forecourt upgrades including resurfacing and boundary treatment alterations
Received 27 September 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
2141-BG08-03-Ex and Prop Gates Elevation 8 Bruce Grove		13 October 2022
SK(220920)01 BIN STORE		13 October 2022
2141-BG08-00.1-Location Plan 8 Bruce Grove_		13 October 2022
2443 Bruce Grove Forecourts - Drainage StrategyPart-2		13 October 2022
2141-BG08-01-EX Forecourt Plan 8 Bruce Grove		13 October 2022
SK(220915)02 no.8 BRUCE GROVE SECTION THROUGH FRONT BOUNDARY		13 October 2022
2141-BG08-00.2-Block Plan 8 Bruce Grove_		13 October 2022
2141-BG08-02B-Proposed Forecourt 8 Bruce Grove		13 October 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (6)

- 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 complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority

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

- 3** All proposed materials and finishes to paving and boundary treatment are to be approved by the Local Planning Authority either on site or through submission of on-site photos of the proposed materials.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

- 4** No excavation are permitted with the installation of a new bin area.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

- 5** The installation of new pier gates within the RPAs are carried out by hand.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

- 6** All tree planting, hedging to be confirmed in writing to the Local Planning Authority and a arboricultural method statement supplied for any works within the RPAs.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Works to Trees(s) within a Conservation Area.

It is brought to your attention that trees located within a conservation area which have a stem diameter of 75mm or greater, measured at 1.5m, are afforded protection. Works to such trees require that the Local Planning Authority be given 6 weeks written notice unless an exception applies. Such notification should be made electronically via the Planning Portal www.planningportal.co.uk

where there is guidance on completing the form and what supporting evidence may be required or if this is not possible via email to planningsupport@haringey.gov.uk.

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.

- 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.
- 3 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.