

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Simon Owen
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78 Chamber Street
London
E1 8BL

On behalf of
Sherrygold No.1
c/o Agent

Planning Application Reference No. **HGY/2020/2825**

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

NOTICE OF PLANNING PERMISSION

Location: **21-23 High Road, N22**

Proposal: **Conversion of the upper floors and part of ground floor from retail and ancillary retail space (Class E) to residential (C3) to create 7 no. apartments in conjunction with the erection of a roof extension; provision of a rear roof terrace; cycle and refuse storage; and alterations to shopfront.**

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 10/11/2020 and drawing numbers: DPG-TLH-HTA-A-DR_0100; 0101; 0102; 0103; 0104; 0200/P02; 0201/P03; 0202/P05; 0203/P03; 0204/P07; 0205/P02; 0206/P05; 0207/P04; 0208/P06; 20048 /D1c; Design & Access Statement - September 2020; Planning Statement - November 2020

SEE SCHEDULE OF CONDITIONS ATTACHED

30/04/2021



Dean Hermitage
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.

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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 DPG-TLH-HTA-A-DR_0200/P02; 0201/P03; 0202/P05; 0203/P03; 0204/P07; 0205/P02; 0206/P05; 0207/P04; 0208/P06. 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. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types, balustrade detail, shopfront details and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the details submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. Prior to the commencement of development hereby approved confirmation of a residential and commercial refuse management agreement / refuse management plan shall be submitted to and approved by the Local Planning Authority. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy SP6 of the Local Plan 2017, Policy DM4 of The Development Management DPD 2017 and The Sustainable Design and Construction SPD (2013).

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5. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) routeing of construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b) the estimated number and type of vehicles per day/week;
- c) estimates for the number and type of parking suspensions that will be required;
- d) details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

6. Prior to the first occupation of the flats hereby approved details of the secure cycle facilities for 11 x bicycles shall be submitted to and approved in writing by the Local Planning Authority. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport and protect the visual amenities of the area in accordance with Policy DM4 of The Development Management DPD 2017, Policy SP7 of the Haringey Local Plan 2016 and Policy T5 of the London Plan 2021.

7. Other than the top floor roof terrace, no part of any structure of the uses hereby granted shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

8. Prior to the commencement of development, in addition to the provision of PV panels and green roof, an Energy Statement detailing measures is required to be submitted to the LPA to demonstrate that the energy efficiency of the building will be improved.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI2 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

9. Prior to the residential occupation of the development, details of a Central Satellite Dish/Receiving System for the development hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

Reason: To protect the amenity of the locality.

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:

The development is less than 100 square metres but is for a whole new unit and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £3,996.30 (66sqm x £60.55) and the Haringey CIL charge will be £15,173.40 (66sqm x £229.90 (Indexation included)). 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: 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:

The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE:

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

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:

This permission is subject to a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). The agreement relates to car-free development and sustainable travel packs.

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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.

30/04/2021

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service