

Mr David Phillips
20
Clyde Road
London
United Kingdom
N22 7AE

7 February 2023

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

Case Reference HGY/2022/4165
Location 78 Alexandra Road, Wood Green, London, N8 0LJ
Proposal Change of Use from a dwelling house (Use Class C3) to a small-scale house in multiple occupation for no more than 6 residents (Use Class C4).
Received 18 November 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
PlanStateAppAii-BRDrgLoft.pdf	Elevations and Floor Plans - Existing and Proposed	18 November 2022
78 AR-Location Plan.pdf	The location plan	18 November 2022
221104H - 78 AR-Block Plan.pdf	Block plan of the site	18 November 2022
221104H - 78 AR-Pre-Existing Floor Plans.pdf	Floor Plan - Pre-Existing	18 November 2022
221104H 78 AR-Pre-Existing Elevations.pdf	Elevations - Pre-Existing	18 November 2022
78 AR-Plans Elev Sects-Pre and Existing.pdf	Elevations and Floor Plans - Pre-Existing & Existing	18 November 2022
PlanStateAppAi-BRCertLoft.pdf	Building Control Cert	18 November 2022
PlanStateAppC-HMO.pdf	HMO License from LBH	18 November 2022
221118-CoUHMO State.pdf	Planning statement	18 November 2022
221104H-E1-RevA 78AR EFP		3 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, Drawing Nos: 221104H/E1/REVA, Planning Statement, Building Control Final Certificate dated 04/07/2016 by Building Control Service (Approved Inspectors) Ltd, 221104H/E2, 221104H/LOFT, 160111H/P1, 221104H/BP, 221104H/LP, 221104H/E1, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 A detailed scheme for the provision of refuse and waste storage and recycling facilities must be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to the first occupation of the approved HMO and permanently retained thereafter. Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

- 4 Details of the type and location of secure and covered cycle parking facilities must be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 6 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Informatives:

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: 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.

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.