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27 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/2022/4405
Location 38 The Broadway, Hornsey, London, N8 9SU
Proposal Remove existing aluminium & glass shopfront and replace with
new traditional shopfront
Received 13 December 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
22009_EL_01_01_PROPOSED SHOPFRONT ELEVATION.pdf	Elevation (Front) - Proposed	13 December 2022
22009_EX_EL_01_EXISTING SHOPFRONT ELEVATION.pdf	Elevation (Front) - Existing	13 December 2022
22009_PL_BP_01_SITE LOCATION AND BLOCK PLAN.pdf	The location plan	13 December 2022
22009_EX_GA_01_EXISTING PLANS.pdf	Floor Plan - Existing	13 December 2022
22009_GA_01_01_PROPOSED GENERAL ARRANGEMENT PLANS.pdf	Floor plan	13 December 2022
shopfront section+signage	proposed	23 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 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.: 22009-EL-01-02, PL-BP-01, GA-01-01, EX-GA-01, EX-EL-01, EL-01-01. 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 Any installation of security shutters/ grill should be made internally with a mesh style shutter.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D8 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 and Policy DM8 of The Development Management DPD 2017.

Informatives:

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.