

Mr Ali Hassan  
Grove Hall Court  
suite 2  
Hall Road  
London  
NW8 9NR

20 March 2023

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

**Case Reference** HGY/2023/0220  
**Location** 438 St Anns Road, Tottenham, London, N15 3JH  
**Proposal** Conversion of the existing HMO into two self-contained flats  
consisting of one 3-bedroom and one 1- bedroom flats.  
**Received** 23 January 2023

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            |
|---------------------------------------------------------|-------------|-----------------|
| 20221202_PL00_R00 - Existing & Proposed Block Plan      |             | 23 January 2023 |
| 20221202_PL05_R00 - Proposed Ground & First Floor Plans |             | 23 January 2023 |
| 20221202_PL06_R00 - Proposed Loft & Roof Plans          |             | 23 January 2023 |
| 20221202_PL07_R00 - Proposed Section & Side Elevation   |             | 23 January 2023 |
| 20221202_PL08_R00 - Proposed Elevations                 |             | 23 January 2023 |



**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, other than where those details are altered pursuant to the conditions of this planning permission.

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

- 3 No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 4 Details of covered refuse and recycling storage arrangements in line with the relevant Haringey standards shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until the approved refuse storage arrangements have been fully implemented. These arrangements shall be retained for the lifetime of the development unless agreed otherwise in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 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.

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: 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.

- 1 You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).