

HARINGEY COUNCIL

Technical and Environmental Services

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To
Mr Mark Roberts
Camac Partnership Ltd
10 Jesus Lane
Cambridge CB5 8BA

On behalf of
Mirrorstore Ltd
C/O B.N.G., 21 New Street
Bishopsgate
London EC2M 4HR

Planning Application Reference No. **HGY/056012**

TOWN & COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER
1995 (AS AMENDED)

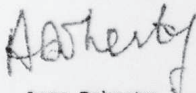
NOTICE OF PLANNING PERMISSION

Location: 133 HIGH ROAD, N22

Proposal: Refurbishment and formation of one retail unit. New shopfront alterations to elevations. First floor extension.

In pursuance of their powers under the above Act, Haringey Council as Local Planning Authority hereby PERMIT the above development in accordance with the application dated 23 December 1998 and drawing nos. Unnumbered amendments received 02/02/99.

SEE SCHEDULE OF CONDITIONS



Anne Doherty
Borough Planning Officer

9th February 1999

NOTES 1. Attention is particularly drawn to the schedule AP1 attached to this notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

Acting Director Neil Munslow
Borough Planning Officer Anne Doherty

HGY/056012

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 5 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans (as amended) and specifications submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. A splay, parallel to the splay of the existing building, shall be provided on the corner of High Road and Alexander Road. The splay shall extend to the ground and first floors. Details of the splay shall be provided for approval by Council prior to the lodgement of a building application.
Reason: In order to relate the building to the street design.
4. This consent does not extend to any advertising signs, which shall be subject to a separate planning application and approval in accordance with the Town and Country Planning (Control of Advertisements) Regulations 1984.
Reason: In order to ensure an appropriate location and nature of future signage.
5. All glazing used in the shopfront shall be clear and untinted so as not to obscure the architectural features of the existing building. The glazing shall be of a suitable reflectivity index so as not to cause harm or nuisance to motorists. Details of the glazing is to be submitted to and approved in writing by the Local Planning Authority prior to an application for building approval.
Reason: In order to ensure a satisfactory finish to the building and maintain the architectural integrity of the existing building.
6. Details of materials and colours to be used in the development, with particular regard to the treatment of the Alexander Road frontage, shall be submitted to and be approved in writing by the Local Planning Authority prior to obtaining building approval.
Reason: In order to ensure appropriate materials and colours are used in the development.
7. No goods or materials shall be placed, or stored, on the site other than within a building.

Authorised

Reason: In order to safeguard the visual amenity of the area.

8. No vehicles may arrive, depart, be loaded or unloaded within the general area of the application site between the hours of 2100 and 0600 Monday to Saturday or after 0600 hours Saturday until 0600 hours the following Monday.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

9. No noise shall, in the opinion of the Chief Environmental Health Officer, cause a nuisance to any occupier of property in the vicinity of the premises to which this application refers.

Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their property.

10. All plant, machinery and equipment (including refrigeration and air conditioning systems) to be used by reason of the granting of this permission shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any neighbouring premises.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

11. The use hereby permitted shall not be operated before 0800 or after 1800 hours on Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

12. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: To ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

13. No building shall be occupied and no use commenced pursuant to this permission until the said development has been completed in all respects in accordance with the approved plans.

Reason: To ensure a satisfactory form of development and to avoid detriment to the character of the area of any works remaining uncompleted.

14. INFORMATIVE: The applicant is advised to contact the "Crime Prevention Officer", Tottenham Police Station, 398 High Road, London N17 9JA (tel. 0181 345 0933) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

A. Atherby

HGY/056012

15. INFORMATIVE: The applicant is advised to contact the Borough Environmental Health Officer, 639 High Road N17 8BD (tel.no. 0181 808 1066) regarding the provision of adequate sanitary facilities, mechanical extract ventilation, refuse storage facilities, fire requirements and compliance with the Food Safety (General Food Hygiene) Regulations 1995 that may be required in conjunction with this approval.

A. Doherty

Anne Doherty
Borough Planning Officer

9th February 1999

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