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20 April 2023

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

Case Reference	HGY/2023/0364
Location	Glencairn Bowls Club, Blake Road, London N11 2AF
Proposal	Repair of building following fire damage
Received	6 February 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
1361/P3/3C – Proposed Roof Plan and Elevations		6 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

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

- 3 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
 - a) parking and management of vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and machinery;
 - c) details of measures to protect pedestrians and other highways users from construction activities on the highway;
 - d) timings of deliveries and other traffic related to the construction in order to minimise conflict with the main arrival and departure time of pupils from the neighbouring school.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

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: Class F.2 uses.

The lawful use of the site is as an area for outdoor sport or recreation within Class F.2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and that the building is to be used solely for purposes within or ancillary to Class F.2. Any use

outside Class F.2 will require planning permission.

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: Japanese knotweed

It is understood that the site has Japanese knotweed which is legally classed as a controlled plant under the Wildlife and Countryside Act 1981 S.114 (2). It is against the law to allow Japanese knotweed to spread from your property on to neighbouring land. Soil or plant material contaminated with non-native and invasive plants like Japanese knotweed can cause ecological damage and may be classified as controlled waste. You are strongly advised to undertake measures to remove the knotweed from your land to prevent it from spreading.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 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.