

Henry Planning Ltd
163 Church Hill Road
East Barnet
EN4 8PQ

6 June 2023

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

Case Reference	HGY/2023/0011
Location	Shop, 173 Philip Lane, Tottenham, London, N15 4HQ
Proposal	Application to determine if prior approval is required for a proposed change of use from commercial, business and service use (Class E) to dwellinghouses (Class C3) comprising the conversion of the existing ground floor shop unit into residential use (Class C3) accommodation, comprising two 1-bedroom/1-person studio flats. Application under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.
Received	3 January 2023

Haringey Council, as local planning authority, hereby confirm that prior approval is **REQUIRED** and **APPROVED** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority.

Title	Description	Date
SK-000 & SK-001 - Existing & Proposed Floor Plans & Elevations		3 January 2023
Site Location Plan		3 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (1)

- 1** Prior approval is granted under the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from commercial/business/service (Class E) to two studio flats (Class C3) subject to the following conditions:

(1) The development must be completed within a period of 3 years starting with the date of this decision.

(2) The development hereby permitted shall be carried out in accordance with the approved plans set out in the decision notice.

(3) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

(4) The flat hereby approved shall not be occupied until details of a refuse storage enclosure has been submitted to and approved in writing by the Local planning Authority and has been fully installed.

(5) The flat hereby approved shall not be occupied until details of a secure cycle store for at least two bicycles has been submitted to and approved in writing by the Local Planning Authority and has been fully installed.

Informatives:

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: 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.