

Miss Sharon McCarthy, DLBP Ltd
Pinnacle House
23-26 St Dunstan's Hill
London
EC3R 8HN

12 June 2023

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
2015 DETERMINATION UNDER CLASS A, PART 20 OF SCHEDULE 2**

Case Reference HGY/2022/4453
Location Palm Court, Palmerston Road, Wood Green, London, N22 8QL
Proposal Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A. Erection of one additional floor to provide 4 self-contained flats (4 x 1B1P) with balconies above the existing block of flats at Palm Court (AMENDED DESCRIPTION)
Received 16 December 2022

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. SEE SCHEDULE OF CONDITIONS ATTACHED

Title	Description	Date
RH22-014 Palmerston Road - Sheet - PD-P303 - Proposed Rear Elevation - Revised	Revised drawings	12 May 2023
RH22-014 Palmerston Road - Sheet - PD-P302 - Proposed Side 01 Elevation - Revised	Revised drawings	12 May 2023
RH22-014 Palmerston Road - Sheet - PD-P104 - Proposed Fourth Floor Plan - Revised	Revised drawings	12 May 2023
RH22-014 Palmerston Road - Sheet - PD-P202 - Proposed Section - Revised	Revised drawings	12 May 2023
RH22-014 Palmerston Road - Sheet - PD-P301 - Proposed Front Elevation - Revised	Revised drawings	12 May 2023
RH22-014 Palmerston Road - Sheet - PD-P201 - Proposed Section - Revised	Revised drawings	12 May 2023
RH22-014 Palmerston Road - Sheet - PD-P300 - Proposed Street Elevation - Revised	Revised drawings	12 May 2023
RH22-014 Palmerston Road - Sheet - PD-P304 - Proposed Side 02 Elevation - Revised	Revised drawings	12 May 2023
RH22-014 Palmerston Road - Sheet - PD-P105 - Proposed Roof Plan - Revised	Revised drawings	12 May 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 1** The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Schedule 2, Part 20, Class A Condition A.2 (2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development and Miscellaneous Amendments)(England)(Coronavirus) Regulations 2020 and The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020).

- 2** Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:
 - a) Detailed elevational treatment;
 - b) Detailing of parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of balustrading;
 - e) Bronze effect metal cladding: sample panels of proposed metal cladding to be used showing the colour, texture, pointing, bond and detailing shall be provided;
 - f) Details of cycle, refuse enclosures and plant room;

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 3** No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2021.

- 4** Prior to the commencement of development above ground, full 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 3 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 5 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 materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 6 Any new dwelling house created under Class A is to remain in use as a dwelling house within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwelling house.

Reason: To comply with the requirements of Schedule 2, Part 20, Class A Condition A.2 (6) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development and Miscellaneous Amendments)(England)(Coronavirus) Regulations 2020 and The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020)

- 7 On the completion of the development or as soon as reasonably practicable after completion, the developer must provide notification to the local planning authority confirming:

- (i) the name of the developer,
- (ii) the address of the dwelling house,

(iii) the date of completion.

Reason: To comply with the requirements of Schedule 2, Part 20, Class A Condition A.2 (4) and (5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development and Miscellaneous Amendments)(England)(Coronavirus) Regulations 2020 and The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020).

Informatives:

Informative: Building Control

Residential buildings with a floor over 11m but less than 18m will require items listed below to be included as part of the fire strategy for the development:

1. Blocks of flats with a top storey more than 11m above ground level should be fitted with a sprinkler system throughout the building. Designed and installed in accordance with the requirements of BS 9251.
2. Materials used in the construction of the external walls should only contain materials achieving class A2-s1, d0 or better.
3. To assist the fire service to identify each floor in a block of flats with a top storey more than 11m above ground level, floor identification signs and flat indicator signs should be provided.
4. Blocks of flats (purpose group 1(a)) with a top storey more than 11m above ground level should be provided with a secure information box.

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: 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.

INFORMATIVE : Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £9,940.70 (154sqm x £64.55) and the Haringey CIL charge will be £37,743.86 (154sqm x £245.09 (Indexation included)). This will be collected by Haringey should the scheme be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

INFORMATIVE: Contractor

In the event that a similar development is proposed at the neighbouring blocks of flats at Maxwell House and Lawrence House, the Council advises that the appointed Contractor for Palm Court and Lionel House should also be appointed for Maxwell House and Lawrence House. This so that there is a consistency in the development.

- 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.