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23 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/2023/0075
Location	Vacant Land and Car Park adjacent to Suffield Road and High Road, London N15
Proposal	The provision of an outdoor food and retail market (Sui Generis) consisting of market stalls and outdoor seating areas for a temporary period of 3 years on land bounded by Suffield Road and High Road, Seven Sisters, N15 5BT
Received	10 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
SSM_OTM_2022-010-02.pdf	Layout Plan - Existing	10 January 2023
SSM_OTM_2022-200-10.pdf	Section - Proposed	10 January 2023
SSM_OTM_2022-100-03.pdf	Roof Plan - Proposed	10 January 2023
SSM_OTM_2022-100-01.pdf	Block plan of the site	10 January 2023
SSM_OTM_2022-100-02.pdf	Additional plans	10 January 2023
SSM Outdoor Drawing Issue Sheet.pdf	Additional plans	10 January 2023
SSM_OTM_2022-020-02.pdf	Elevation (Front) - Existing	10 January 2023
SSM_SY_2022-100-01.pdf	Additional plans	10 January 2023
Planning Statement_Seven Sisters Temporary Outdoor Market_.pdf	Planning statement	10 January 2023
SSM_OTM_2022-000-01-P01.pdf	The location plan	10 January 2023
SSM_OTM_2022-100-00.pdf	Block plan of the site	10 January 2023
SSM_OTM_2022-200-01.pdf	Section - Proposed	10 January 2023
SSM_OTM_2022-200-02.pdf	Section - Proposed	10 January 2023
SSM_OTM_2022-300-01.pdf	Elevation (Front) -	10 January 2023

SSM_OTM_2022-300-10.pdf
Elevation (Front) - Proposed_included_in_Additional plans.pdf
Elevation (Rear) - Proposed_included_in_Additional plans.pdf
SSM_OTM_2022-020-01.pdf
SSM_OTM_2022-020-03.pdf
23.01.04_SSOTM_Design_Access_Heritage_Statement_R01.pdf
Dec_SSOTM_Fire_Statement.pdf
Dec_SSOTM_Ventilation_Statement.pdf
R3228 - Seven Sisters Planning Application - Noise Assessment.pdf
SSOTM_Market_Management_Plan_R01.pdf

Proposed
Additional plans 10 January 2023
Elevation (Front) - Proposed 10 January 2023
Elevation (Rear) - Proposed 10 January 2023
Elevation (Front) - Existing 10 January 2023
Section - Existing 10 January 2023
Design and access statement 10 January 2023
Fire Statement 10 January 2023
Ventilation or extraction statement 10 January 2023
Noise impact assessment 10 January 2023
Other relevant information 10 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (13)

1 Temporary Permission

This permission shall be for a limited period expiring on 22.06.2026 when the plans hereby approved shall be removed and the land reinstated.

Reason: The building, because of its design, size, materials and or siting, is not considered suitable for permanent use.

2 Approved Plans

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 Materials

Materials, details and design of the development hereby approved shall be carried put in accordance with the approved plans and Design and Access Statement set out in this decision notice.

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.

4 The use shall not be operated outside of the following hours

- 7:00am – 10:00pm Monday to Saturday

- 10:00am – 4:00pm on Sunday and bank holidays

Reason: To protect amenity of neighbouring properties.

5

Transport –Cycle Parking

Full details of proposed cycle parking shall be provided prior to the occupation of the use hereby permitted and 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.

- 6** Transport - Service and Delivery Plan (SDP)
Prior to any commercial or community use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan shall be implemented as approved and maintained thereafter unless agreed in writing by the Local Planning Authority.

Reason: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic and to enable safe, clean and efficient deliveries and servicing. In accordance with Policy DM21 of the Development Management DPD 2017.

- 7** Noise
The market area and associated land shall be cleared within 45 minutes of closing time. No deliveries to, or collections from, the premises shall take place before 08.00 am.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 8** The site shall be operated so that the level of noise does not exceed the levels referred to in the noise impact assessment (ref: N&V – R3228 , dated 15th December 22).

Within 1 month of commencement of the use hereby approved, tests shall be carried out to verify compliance with these levels and the results of these tests shall be submitted to and approved in writing by the Local Planning Authority. If the specified levels have been exceeded, details of the measures which will be taken to remedy this breach will be submitted to and approved in writing by the Local Planning Authority and implemented in full prior to the commencement of use of the development.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 9** No solid fuels shall be burnt at the site until details of additional ventilation and extraction arrangements have been submitted to and approved in writing by the Local Planning Authority and the solid fuel arrangements shall thereafter be implemented in accordance with the approved details.

Reason: To prevent an increase in local problems of air quality as required by Policy SI 1 of the London Plan (2021).

- 10** Any and all mechanical plant ventilation and kitchen extraction systems associated with the units should be installed in accordance with the Design Range of Rating Sound Level specified in the noise impact assessment (ref: N&V – R3228 , dated 15th December 22) and the cumulative levels from of all plant should meet the NOEL specified as <32 dB La,Tr where possible. The plant should not exceed the upper LOAEL – 47dB La,Tr and shall be maintained as such thereafter in accordance with the criteria and limits referred to as proposals, or set out, within those documents, and in accordance with the manufacturer's instructions.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 11** A detailed Market Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of trading and shall include but is not limited to details of how the site will be managed and staffed on event and non-event days, controls implemented to limit neighbour disturbance and outlines the procedure for complaints. The Market Management Plan will remain a live document subject to annual review or change in the event of complaints or change to the business. All changes must be subject to prior approval by the Local Planning Authority. The Market Management Plan must include details of how the site will be managed on event and non-event days and specify how and by how much they will limit site capacity on stadium event days. The MMP will also need to include details of the complaints management procedure, and the additional controls will they implement to ensure that clearing the units, disposal and collection of waste does not give rise to noise complaints.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 12** Full details of any external lighting, including the external lighting fixtures and a light contour plan for the land surrounding the building, shall be submitted to and approved in writing by the Local Planning Authority, prior to its installation. This shall include details of the luminance levels, details of any automatic timers or sensors and details of measures to control light pollution. The approved details shall be implemented in full prior to the commencement of the use hereby approved and the lights shall not be installed or operated other than in accordance with the approved details.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 13** 13. The total noise level arising from the uses hereby approved, including amplified music, shall be 5dB(A) or more below the measured LA90 background noise level at the nearest residential windows at any time.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

Informatives:

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: 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:
<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.