

Mr James Pooley
55 Goring Road
London
United Kingdom
N11 2BT

1 August 2023

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

Case Reference HGY/2023/1181
Location 101 Myddleton Road, Wood Green, London, N22 8NE
Proposal Refurbish the ground floor public house at 101 Myddleton Road. Works include new illuminated signage, repainting to the road façade, introducing a rooflight to the rear roof, a new double door to improve access to the large garden, addition of solar panels, installation of air conditioning units on the roof and redirecting the existing kitchen extract ductwork.
Received 2 May 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
STP-001 Rev P1-Location Plan.pdf	The location plan	1 May 2023
STP-011 Rev P1-Existing Site Plan.pdf	Roof Plan - Existing	1 May 2023
Elevation (Rear) - Existing_included_in_Elevation (Front) - Existing.pdf	Elevation (Rear) - Existing	1 May 2023
STP-012 Rev P1-Existing Floor Plans.pdf	Floor Plan - Existing	1 May 2023
Elevation (Side) - Existing_included_in_Elevation (Front) - Existing.pdf	Elevation (Side) - Existing	1 May 2023
STP-014 Rev P1-Existing Elevations and Sections_ Sheet 2.pdf	Elevation (Side) - Existing	1 May 2023
STP-022 Rev P1-Proposed Floor Plans.pdf	Floor plan	1 May 2023
STP-023 Rev P1-Proposed Elevations and Sections_ Sheet 1.pdf	Elevation (Front) - Proposed	1 May 2023
STP-025 Rev P1-Proposed Drainage Plan.pdf	Additional plans	1 May 2023
STP-012 Rev P1-Existing Floor Plans.pdf	Floor Plan - Existing	1 May 2023
STP-CDA Statement Rev P1 Critical Drainage Area Statement.pdf	Drainage documentation	1 May 2023

STP-011 Rev P1-Existing Site Plan.pdf	Roof Plan - Existing	1 May 2023
SiteBlock Plan - Existing_included_in_Roof Plan - Existing.pdf	Site/Block Plan - Existing	1 May 2023
STP-013 Rev P1-Existing Elevations and Sections_ Sheet 1.pdf	Elevation (Front) - Existing	1 May 2023
STP-022 Rev P1-Proposed Floor Plans.pdf	Floor plan	1 May 2023
STP-023 Rev P1-Proposed Elevations and Sections_ Sheet 1.pdf	Elevation (Front) - Proposed	1 May 2023
STP-025 Rev P1-Proposed Drainage Plan.pdf	Additional plans	1 May 2023
STP-023 Rev P1-Proposed Elevations and Sections_ Sheet 1	Updated Rear elevation	28 June 2023
STP-024 Rev P3-Proposed Elevations & Sections_ Sheet 2.	Updated	30 June 2023
STP-021 Rev P3-Proposed Site Plan	Updated	30 June 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 Prior to the installation of any AC units, detailed drawings, including where the AC units will be located/installed with information on the type of brackets to be used shall be submitted to and approved in writing by the Local Planning Authority.

The rating level of the noise emitted from the AC units in connection with this permission shall at no time exceed the background noise levels by 5dB (or more) as measured according to British Standard 4142: 1997 at any adjoining or nearby residential property. Documentation or a statement from a suitably qualified person shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with the noise level specified above and any mitigation measures required before bringing such equipment into use.

The AC units shall thereafter be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of this condition are maintained.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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:
<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.