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Old Church Court
Claylands Road
Oval
London
SW8 1NZ

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/2023/1016
Location	133 High Road, Wood Green, London, N22 6BB
Proposal	Variation of condition 8 (Servicing Vehicle delivery hours) and condition 11 (Hours of use) of planning approval ref: HGY/1998/1695 (First floor extension. Refurbishment and formation of one retail unit. New shopfront alterations to elevations.)
Received	12 April 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
Delivery & Servicing Plan		12 April 2023
TD21/i86/LP01 - Location Plan		12 April 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (13)

- 1** No goods or materials shall be stacked or stored at a height greater than the enclosing fence/wall or placed on the roof of the building.

Reason: In order to safeguard the visual amenity of the adjoining premises, and the area generally.

- 2** No goods or materials shall be placed, or stored, on the site other than within a building.

Reason: In order to safeguard the visual amenity of the area.

- 3** No vehicles may arrive, depart, be loaded or unloaded within the general area between the hours of 23:00 and 06:00 Monday to Saturday or after the hours of 20:00 hours Saturday until 06:00 hours the following Monday.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

- 4** No noise shall, in the opinion of the Chief Environmental Health Officer, cause a nuisance to any occupier of property in the vicinity of the premises to which this application refers.

Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their property.

- 5** All plant, machinery and equipment (including refrigeration and air conditioning systems) to be used by reason of the granting of this permission shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any neighbouring premises.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

- 6** The use hereby permitted shall not be operated before 09:00 or after 23:00 hours on Monday to Saturday and not before 09:00 or after 20:00 on Sundays or Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

- 7 The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: To ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

- 8 No building shall be occupied and no use commenced pursuant to this permission until the said development has been completed in all respects in accordance with the approved plans.

Reason: To ensure a satisfactory form of development and to avoid detriment to the character of the area of any works remaining uncompleted.

- 9 The development hereby authorised shall be carried out in complete accordance with the plans (as amended) and specifications submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 10 A splay, parallel to the splay of the existing building, shall be provided on the corner of High Road and Alexander Road. The splay shall extend to the ground and first floors. Details of the splay shall be provided for approval by Council prior to the lodgement of a building application.

Reason: In order to relate the building to the street design.

- 11 This consent does not extend to any advertising signs, which shall be subject to a separate planning application and approval in accordance with the Town and Country Planning (Control of Advertisements) Regulations 1984.

Reason: In order to ensure an appropriate location and nature of future signage.

- 12 All glazing used in the shopfront shall be clear and untinted so as not to obscure the architectural features of the existing building. The glazing shall be of a suitable reflectivity index so as not to cause harm or nuisance to motorists.

Reason: In order to ensure a satisfactory finish to the building and maintain

the architectural integrity of the existing building.

- 13** Details of materials and colours to be used in the development, with particular regard to the treatment of the Alexander Road frontage, shall be submitted to and be approved in writing by the Local Planning Authority prior to obtaining building approval.

Reason: In order to ensure appropriate materials and colours are used in the development.

Informatives:

INFORMATIVE: Environmental Health

The applicant is advised to contact the Environmental Health Department (tel. 020 8489 1000) regarding the provision of adequate sanitary facilities, mechanical extract ventilation, refuse storage facilities, fire requirements and compliance with the Food Safety (General Food Hygiene) Regulations 1995 that may be required in conjunction with this approval.

INFORMATIVE: Food Safety and other requirements

The applicant is advised to contact the Council's Environmental Health Services (tel. 020 8489 1000) regarding the provision of adequate sanitary facilities, refuse storage facilities, fire requirements and compliance with the Food Safety (General Food Hygiene) Regulations 1995 that may be required in conjunction with this approval.

INFORMATIVE: Shop Front

A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

INFORMATIVE: Commercial Waste

Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under Section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

INFORMATIVE: S73 Read in conjunction with original consent

This grant of permission does not relate to any new development, it is simply amending the wording of conditions attached to a previous approval. This decision should therefore be read in conjunction with the original grant of full permission reference - HGY/1998/1695.

- 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.