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Magdalen House
148 Tooley Street
London
United Kingdom
SE1 2TU

18 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/2023/0912
Location 10 Bruce Grove, Tottenham, London, N17 6RA
Proposal External alterations to 10 Bruce Grove and forecourt, refurbishment of Bruce Grove Youth Space, proposed hard and soft landscaping, erection of bike workshop and associated works.
Received 30 March 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
A-1310 Rev 2	Proposed Section - Short AA	30 March 2023
L-1903 Rev S0 P2	Proposed Soft Landscape Plan	30 March 2023
A-1209 Rev 3	Proposed Rear Elevation	30 March 2023
A-1206 Rev 3	Proposed Front Return Elevation	30 March 2023
L-1902 Rev S0 P5	Proposed Site Plan	30 March 2023
A-1312 Rev 2	Proposed Section - Long CC	30 March 2023
L-1902 Rev S0 P2	Proposed Hard Landscape Plan	30 March 2023
A-1313 Rev 2	Proposed Section - Long DD	30 March 2023
A-1050 Rev 6	Proposed Ground Floor Plan	30 March 2023
A-1051 Rev 8	Proposed First Floor Plan	30 March 2023
A-1311 Rev 2	Proposed Section Short BB	30 March 2023

A-1052 Rev 4	Proposed Roof Plan	27 June 2023
A-1208 Rev 3	Proposed Elevation Side 2	27 June 2023
A-1207 Rev 6	Proposed Elevation Side 1	27 June 2023
A-1205 Rev 6	Proposed Front Elevation	27 June 2023
A-1221 Rev D2-P7	Proposed Front Elevation (1 of 2)	24 July 2023
A-1223 Rev D2-P1	Proposed Front Elevation (2 of 2)	24 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (8)

- 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 commencement of the relevant part of the development hereby approved, details, samples or method statements for the following:

- a. Method statement, specification, trial cleaning and trial repairs of stone capitals to entrance door;
- b. Trial samples of façade cleaning;
- c. Method statement of removal of cables and light fittings from façade;
- d. Specification and samples of proposed light fittings;
- e. Detailed design and specification of new gate to side door;
- f. Method statement and specification of repairs and replacement to front door's fan lights and sidelight frames;
- g. Method statement and specification of repairs to soffit above front door
- Method statement of Stucco band at first floor in disrepair;
- h. Method statement and specification of repairs to stucco band to façade and coping stone to roof and lower ground external wall;
- i. Method statement and specification of repairs to low walls enclosing entrance steps and;
- j. Specification and samples of replacement brass letterbox

Shall be submitted and approved by the Local Planning Authority

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with the Haringey Plan 2017 and NPPF 2021.

- 4** Prior to commencements of works, the proposed works or installations within

the root protection areas will require method statements.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

- 5 A five-year aftercare programme for all new planting shall be submitted in writing and approved by the Local Planning Authority

Reasons: To ensure establishment and independence for the new plantings.

- 6 A tree protection plan and statement shall be submitted in writing and approved by the Local Planning Authority.

Reason: In order to safeguard the trees on the site which are to remain after building works are completed in the interests of visual amenity.

- 7 No development shall take place until 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 16 cycle parking spaces for users of the development, have been installed in accordance with the approved details. 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.

- 8 The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured, or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and

DM23 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Works to Trees(s) within a Conservation Area

It is brought to your attention that trees located within a conservation area which have a stem diameter of 75mm or greater, measured at 1.5m, are afforded protection. Works to such trees require that the Local Planning Authority be given 6 weeks written notice unless an exception applies. Such notification should be made electronically via the Planning Portal www.planningportal.co.uk

where there is guidance on completing the form and what supporting evidence may be required or if this is not possible via email to planningsupport@haringey.gov.uk.

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.