

Ms Jemima Webb
Magdalen House
148 Tooley Street
London
United Kingdom
SE1 2TU

11 September 2023

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

Case Reference HGY/2023/1279
Location 11 Bruce Grove, Tottenham, London, N17 6RA
Proposal Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations.
Received 12 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
BG11-05 – Proposed Bin Storage Enclosure		12 May 2023
BG11-03 Rev E – Existing & Proposed Boundary Elevations		10 September 2023
BG11-04 Rev E – Details of Proposed Vehicular Gates		10 September 2023
BG11-02 Rev H – Proposed Forecourt Plan		10 September 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 works, a typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging shall be submitted to and approved by Local Planning Authority.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

- 4** Prior to the commencement of the relevant works, a method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

- 5** Within 3 months of the commencement of work on the approved development, full details of the landscaping scheme shown on the approved plan including the planting of at least one new tree within the property's forecourt, including the timescale for planting shall be submitted to and approved in writing by the Local Planning Authority. Any planting which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next

planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 The approved bin storage enclosure as detailed in approved drawing numbers BG11-02 Rev H & BG11-05 shall be implemented in accordance with the approved details 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 London Plan 2021.

- 7 No part of the footway and/or carriageway of the A10, Bruce Grove must be blocked during the construction of the forecourt upgrades. Temporary obstructions during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A10, Bruce Grove.

All vehicles associated with the construction of the forecourt upgrades must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

- 8 The proposed vehicular gates shall not be closed between 07:00 hours and 19:00 hours.

Reason: For ease of operation, safety reasons and to prevent vehicles blocking the highway while waiting for the gates to be opened.

Informatives:

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.