

Mr Richard Cotton
Sovereign House
Trinity Business Park
Wakefield
United Kingdom
WF2 8EF

26 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/2023/1147
Location Public House, 263 Seven Sisters Road, Hornsey, London, N4 2DE
Proposal Removal of existing fencing enclosing existing outside seating area and proposed addition of new fixed and removable sections of painted metal railings with new sliding and hinged access gates to enclose the pavement seating areas on Seven Sisters Road and Stroud Green Road associated with the Twelve Pins Public House with additional floor sockets added to allow for alternative fencing arrangements within the perimeter boundary lines. Fixed fence sections are to be fixed into concrete pad foundations below pavement level. Removable fence sections are to be provided with ground sockets and concrete pad foundations below pavement surface level with steel hinged flap lids.
Received 26 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
898-107 External Elevations as Proposed 1 of 2 - For General Fenced Area Layout.pdf	Mixed/Combined Plans	26 April 2023
898-111 Site Location Plan.pdf	The location plan	26 April 2023
898-100 Pavement Area Layout as Existing.pdf	Layout Plan - Existing	26 April 2023
898-102A Pavement Area Layout as Proposed - Extended Fencing Area.pdf	Layout Plan - Proposed	26 April 2023
898-103A Proposed Fencing Elevations for General Fencing Layout.pdf	Mixed/Combined Plans	26 April 2023
898-104A Proposed Fencing Elevations for Extended Fencing Layout.pdf	Mixed/Combined Plans	26 April 2023
898-105 External Elevations as Existing 1 of 2.pdf	Mixed/Combined Plans	26 April 2023

898-106 External Elevations as Existing 2 of 2.pdf	Mixed/Combined Plans	26 April 2023
898-108 External Elevations as Proposed 2 of 2 - For General Fenced Area Layout.pdf	Mixed/Combined Plans	26 April 2023
898-109 External Elevations as Proposed 1 of 2 - For Extended Fenced Area Layout on Seven Sisters Road.pdf	Additional plans	26 April 2023
flood-map-planning-2023-04-23T16_12_27.434Z.pdf	Flood risk assessment	26 April 2023
898-110 External Elevations as Proposed 2 of 2 - For Extended Fenced Area Layout on Seven Sisters Road.pdf	Mixed/Combined Plans	26 April 2023
898-101A Pavement Area Layout as Proposed - General Layout.pdf	Layout Plan - Proposed	26 April 2023
898-112 Block Plan.pdf	Block plan of the site	26 April 2023
Design and Access Statement.pdf	Design and access statement	26 April 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (2)

- 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.

Informatives:

INFORMATIVE: Highways Works

This consent does not convey any authorisation to carry out works or to attach fixings to the adjoining highway land/ publicly maintained pavement. Under the Highways Act 1980 you must get a licence from the Council to carry out such works and are advised to contact the Council's Traffic Management team. For more advice, please visit our website at <https://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/roadworks/street-works-licence> .

- 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.