

Mr Paul Jenkins
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United Kingdom
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25 October 2023

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

Case Reference HGY/2023/1851
Location 222 Archway Road, Hornsey, London, N6 5AX
Proposal Change of use of the basement and ground floors levels from
offices (Use Class E) to residential (Use Class C3) with
associated external works.
Received 12 July 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
Daylight & Sunlight Report – June 2023		12 July 2023
00-211 Rev P01 – Proposed Rear Elevation		12 July 2023
Noise Impact Assessment Report (Ref: 22515.NIA.02) Rev C		12 July 2023
Ground Contamination Desk Study & Preliminary Risk Assessment Report – 26/07/2021		12 July 2023
Planning, Design & Access Statement – 11/07/2023		12 July 2023
00-210 Rev P02 – Proposed Front Elevation		25 August 2023
00-201 Rev P02 – Proposed Roof Plan		25 August 2023
00-200 Rev P02 – Proposed Basement & Ground Floor Plans		25 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 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 The development hereby approved shall not be occupied until long-stay cycle parking spaces have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The cycle parking 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.

- 4 The approved remediation scheme shall be carried out per details outlined in the 'Remedial Strategy and Verification Plan' prepared by Jomas Engineering Environmental/LPA Ref: HGY/2023/1848 and upon completion a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the site is fully remediated before occupation and that future occupiers are suitably protected.

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: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.

INFORMATIVE: Construction vehicles

All vehicles associated with the construction works at 222 Archway Road must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

INFORMATIVE: Construction skips and materials

No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

INFORMATIVE: Amendments or works on the highway

It should be noted that for any amendments or works on the highway, the applicant would have to enter into a Section 278 agreement with TfL under the Highways Act 1980.

- 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.