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27 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/2023/1917
Location	1 Stonebridge Road, Tottenham, London, N15 5NY
Proposal	Retrospective application for the addition of basement and lightwells and the reconfiguration of the internal layout of the three storey residential development granted planning permission under application references HGY/2016/0912 and HGY/2019/2607 in order to provide one additional flat, providing three flats in total (comprising 1x1-bedroom, 1x2-bedroom and 1x3-bedroom units).
Received	17 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
SH-2 & SH-3 - Proposed (As-built) Floor Plans		17 July 2023
SH-11 - Proposed (As Built) Block Plan		17 July 2023
SH-12 & SH-13 - Proposed (As Built) Elevations		17 July 2023
SH-14 - Proposed (As Built) Sections		17 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 1** 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.

- 2** The development shall not be occupied until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and prior to first occupation 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 Policy D4 of the London Plan 2021.

- 3** Full 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 five cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 4** The development shall not be occupied until details demonstrating how water would drain effectively from both lightwells to the standard of Building Regulations 2010 (as amended). The ground and lower ground floor shall not be occupied until the works suggested works have been implemented.

Reason: To avoid substandard living conditions and prevent flooding of the lower ground floor accommodation within a designated Critical Drainage Area in accordance with Policy DM26 of Haringey's Development Management DPD (2017).

Informatives:

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £15233.8 (236 x £64.55) and the Haringey CIL charge will be £12,616.56 (236sqm x £53.46). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

- 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.