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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/2023/1813
Location 38 Cornwall Road, Tottenham, London, N15 5AR
Proposal S73 Application for variation of Condition 16 of application
HGY/2021/0967 to reference London Affordable Rent or council
social rent.
Received 10 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
5355 - Cornwall Road - Sustainability Statement-2103-26ap.pdf	Other relevant information	10 July 2023
0224 - 105-A10.pdf	Floor plan	10 July 2023
5352-Cornwall Rd-SuDS Strategy-2103-24ap.pdf	SuDS supporting information	10 July 2023
0224 - 104-A11.pdf	Floor plan	10 July 2023
0224 - 001-A06 (1).pdf	Block plan of the site	10 July 2023
0224 - 003-A02.pdf	Elevation (Front) - Existing	10 July 2023
0224 - 004-A03.pdf	Elevation (Side) - Existing	10 July 2023
0224 - 102-A19(1).pdf	Block plan of the site	10 July 2023
0224 - 106-A10.pdf	Elevation (Front) - Proposed	10 July 2023
0224 - 107-A07.pdf	Elevation (Rear) - Proposed	10 July 2023
0224 - 108-A09.pdf	Elevation (Side) - Proposed	10 July 2023
0224 - 111-A11.pdf	Elevation (Side) - Proposed	10 July 2023
2001-P1E-1-B_Part1.pdf	Land	10 July 2023

2001-P1E-1-B_Part2.pdf	contamination assessment Land contamination assessment	10 July 2023
200221 JHRG104 Tennis Courts at Cornwall Road arb survey IW NF LP 002_p7.pdf	Tree survey	10 July 2023
201218 JHRG104 Tennis Courts at Cornwall Road arb survey.pdf	Tree survey	10 July 2023
4932-Cornwall Road-Energy Assessment-2103-24yp.pdf	Other relevant information	10 July 2023
4932-Cornwall Road-Energy Assessment-2103-24yp-with appendix.pdf	Other relevant information	10 July 2023
4932-Cornwall Road-Overheating-2103-24yp.pdf	Other relevant information	10 July 2023
BRE Daylight and Sunlight Report 100820.pdf	Daylight or sunlight assessment	10 July 2023
CommercialDW- Drainage and Water Search Result.pdf	Drainage documentation	10 July 2023
Cornwall Road_ Landscape DAS_2021.03.18.pdf	Landscaping details	10 July 2023
Daylight and Sunlight Report Within 221220.pdf	Daylight or sunlight assessment	10 July 2023
Flood Search result.pdf	Flood risk assessment	10 July 2023
R01 - CMP - 2021-03-30 Cornwall Road.pdf	Other relevant information	10 July 2023

Robbie McNaughton

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (5)

- 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** Notwithstanding the plans hereby approved, no plumbing, down pipes, rainwater pipes or foul pipes other than those shown on the approved plans shall be located to the external elevations of buildings hereby approved without obtaining express planning consent unless submitted to and approved in writing by the local planning authority as part of discharging this condition.

Reason: The Local Planning Authority considers that such plumbing and pipes would potentially detract from the appearance of the building and undermine the current assessment of the application, necessitating the condition to ensure a satisfactory standard of design in the interests of visual amenity, consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

- 5 Before the first occupation of the development hereby permitted, the rear/east-facing window panels on the upper-floor bay windows on the east-facing elevation to the rear block (block 2) shall be fitted with obscured glazing and shall be nonopening and fixed shut unless otherwise agreed in writing within the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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: Crossovers

The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before the development is occupied.

INFORMATIVE: All works shall be undertaken by a qualified and experienced tree surgery company and to BS 3998:2010 Tree work - Recommendations.

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 £30,353.72 (501.3 sqm x £60.55) and the Haringey CIL charge will be £10,477.17 (501.3 sqm x £20.90 (Indexation included). 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.

INFORMATIVE: The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significant reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

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 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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:
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.