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21 January 2026

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

Case Reference HGY/2023/1208
Location Land west of Library, 1 Shepherds Hill, Hornsey, London, N6 5QJ
Proposal The upgrading of a current make shift BMX trail into permanent trail for children of all ages.
Received 4 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
01_06 Shepherds Hill proposed Section and Elevation RevB		4 May 2023
01_05 Shepherds Hill proposed Section and Elevation RevB.pdf		4 May 2023
01_02 Proposed Plan RevB.pdf	Layout Plan - Proposed	4 May 2023
Location Plan		4 May 2023
01_01 Proposed Site Plan Rev B		4 May 2023
02_01 Proposed Track Design Plan RevD		4 May 2023
Arboricultural Impact Assessment		17 April 2025
Ecological Impact Assessment		17 April 2025
01_01 Rev C Proposed Plan with furniture		17 July 2025

**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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list: 01_01 Rev C Proposed Plan with furniture; Ecological Impact Assessment; Arboricultural Impact Assessment; 01_02 Proposed Plan RevB; Location Plan; 01_01 Proposed Site Plan Rev B; 01_06 Shepherds Hill proposed Section and Elevation RevB; 02_01 Proposed Track Design Plan RevD; 01_05 Shepherds Hill proposed Section and Elevation RevB.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby permitted shall not commence until the following documents, in consultation with London Underground, have been submitted to and approved in writing by the local planning authority which include:

- a) method statement and risk assessment for site survey / ground investigation to validate proposed depth of excavation and inform proposal of works above existing London Underground's masonry tunnels.
- b) structural load impact assessment on the existing masonry tunnels due to the proposed works.
- c) Risk Assessment Method Statement (RAMS) for construction works, including the impacts of carrying out soil compaction works in the vicinity of the aging masonry tunnels.
- d) Site specific RAMS for any excavations, ground works or landscaping within 10m of any London Underground (LU) structure which Transport for London may deem to be a risk to LU. The RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing.
- e) Written approval by TfL Engineer regarding the new use due to the upgrading works.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London

Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport'
Supplementary Planning Guidance 2012

- 4 Development shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include but not be limited to:
- Measures to prevent damage to the Site of Importance for Nature Conservation (SINC) [Parkland Walk, Queen's Wood, and Highgate Wood].
 - Controlled removal and disposal of invasive species (e.g. Green Alkanet, Wall Cotoneaster) by qualified contractors.
 - Sensitive clearance methodologies for invertebrates and reptiles under ecological supervision.
 - Measures to avoid disturbance to breeding birds and bats, including seasonal timing or ornithologist checks.

Works shall then be undertaken in accordance with the approved CEMP.

Reason: To safeguard and protection the natural environment and floral and fauna as well as the protect air quality and amenity of the locality.

- 5 The development hereby approved shall take place in complete accordance with the Arboricultural Impact Assessment, Tree Protection Plan and Tree Constraints Plan prepared by Tim Moya Associates (dated April 2025), unless otherwise superseded by the Arboricultural Method Statement approved under Condition 6. All tree protection measures, including no-dig construction within Root Protection Areas, ground protection, arboricultural supervision and protective fencing, shall be implemented as specified and retained for the duration of the construction works.

Reason: To ensure the protection, safety and long-term well-being of trees on and adjacent to the site during construction, consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Development Management DPD 2017.

- 6 Prior to the commencement of any development, and before any equipment, machinery or materials are brought onto the site, a detailed Arboricultural Method Statement, consistent with the approved Arboricultural Impact Assessment and Tree Protection Plan, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved Method Statement, and all protective measures shall be maintained in situ until all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure that appropriate arboricultural safeguards are in place prior to and during construction, protecting trees that are to be retained,

consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Development Management DPD 2017.

- 7 Prior to the completion of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall secure the implementation and long-term maintenance of all mitigation and enhancement measures set out in the approved Ecological Impact Assessment prepared by MKA Ecology Limited (dated 31/03/2025). Works shall then be undertaken in accordance with the approved LEMP.

Reason: To safeguard and protect the natural environment and floral and fauna consistent with London Plan Policy G6, DPD Policy DM19, and HNP Policy OS4 and the NPPF.

- 8 Prior to commencement of the development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall detail the programme of works and provide details in respect of: the construction traffic movements, material/plant storage areas and details of necessary suspended car parking spaces. Thereafter, the development shall be implemented in line with the approved details throughout the project period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area, consistent with Policies T4, T7 and D14 of the London Plan (2021) and with Policy DM1 of The Development Management DPD (2017).

Informatives:

INFORMATIVE:

The applicant is advised to contact TfL Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting

INFORMATIVE

Should land, rights or lease variations / permissions be required from TfL for the development, a legal and commercial property agreement will need to be in place before development can take place.

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.

- 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.