

643 GREEN LANES, N8

NOTICE OF PRIOR APPROVAL STATEMENT

FEBRUARY 2026



Introduction and Site Context

643 Green Lanes is a three-storey end-terrace property located within the Haringey Green Lanes Local Centre.

It forms part of a small parade of similar properties consisting of commercial uses on the ground floor and residential use above. Accordingly, 643 Green Lanes has a retail unit on the ground floor and residential use on the upper floors.

Due to the Local Centre location, the vicinity of the site is mixed-use in nature.

The property is not located in a conservation area nor is it a listed building.

Proposal

This is a Notice of Prior Approval application under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Section MA.2 sets out the conditions that must be satisfied in order for development to be permitted under Class MA.

The relevant conditions are as follows:

(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport impacts of the development, particularly to ensure safe site access;

(b) contamination risks in relation to the building;

(c) flooding risks in relation to the building;

(d) impacts of noise from commercial premises on the intended occupiers of the development;

[...]

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

The proposed development relates only to the ground floor and only to the internal space of the ground floor at the rear of the application site, seeking a change of use from Class E (Commercial, Business and Service) to 1 x studio flat (Use Class C3).

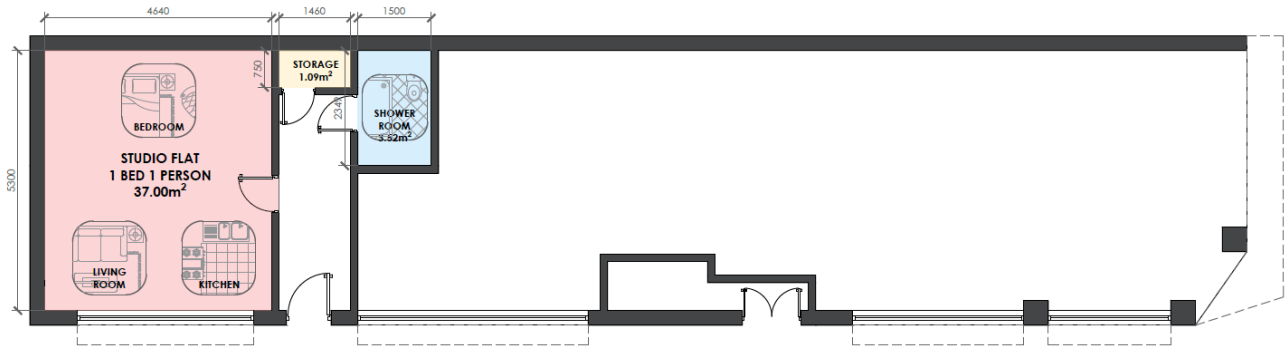
The retail unit at the front of the site will continue operating as normal, with no changes to the business.

Design

External Design

No external changes are proposed. The external appearance of the application site will remain as existing.

Internal Design



GROUND FLOOR

The proposed flat has a Gross Internal Area of 37.00 sqm and will accommodate one occupant.

The proposed layout is simple and efficient and has been put together to offer comfortable and functional accommodation for the future occupant of the proposed flat.

The studio flat will benefit from well-proportioned, obscure-glazed windows on the side elevation, which will provide the necessary amount of natural daylight, sunlight, and ventilation.

Studio flats in particular are a valuable type of residential unit catering to small households and their presence introduces more diversity in the accommodation provided within the local area.

Amenity Space

Despite the proposal's best efforts to provide private amenity space, site constraints have unfortunately been an obstacle. As such, private amenity space could not be incorporated.

It should be noted, however, that amenity spaces are also not a requirement under Class MA.

Access

Access into the proposed flat will be from Fairfax Road.

The proposal offers safe, secure access arrangements.

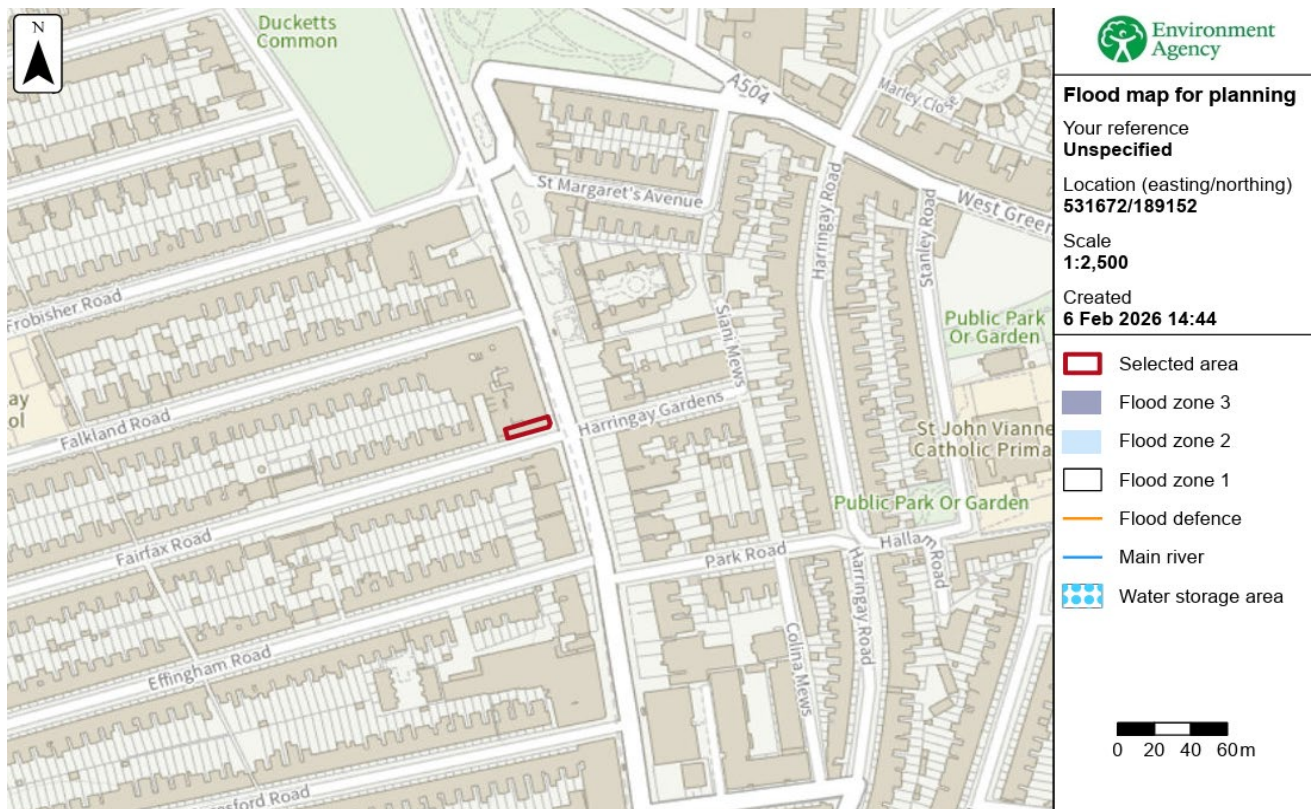
Refuse and Recycling

A waste bin (70L), a dry recycling bin (60L), and a food waste bin (23L) has been provided to the proposed flat.

The bins will be stored beneath the worktop in the kitchen and taken outside on days of collection.

Flood Risk

The map below aims to demonstrate the likelihood of flooding in chosen areas.



It is evident that 643 Green Lanes is located within Flood Zone 1 and is therefore at low risk of flooding from rivers and sea.

Contamination Risk

There are no contamination risks present on-site.

Noise Impact

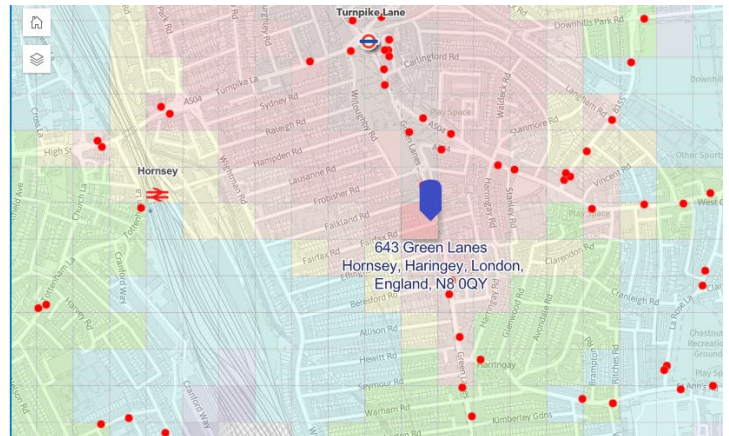
While a retail use will be retained at the front of the ground floor, this will not result in undue noise impact from retail use on the intended occupier of the proposed flat.

It is crucial to note that the application site is not located within a purely residential area. As shown in the Haringey Planning Policy Map, 643 Green Lanes is located within Haringey Green Lanes Local Centre. There are many residential units placed above commercial uses within close vicinity of the site. Furthermore, the site fronts an active, busy highway.

Therefore, within a site context where commercial uses coexist closely to residential uses, the proposal is acceptable and appropriately located. The retention of the retail unit will not have significant noise implications for the occupant of the proposed flat.

Given that the site is located in an area that experiences higher levels of noise than purely residential locations, the proposal will also not result in any inappropriate increase in noise, disturbance, or comings and goings.

Transport/Highways Impact



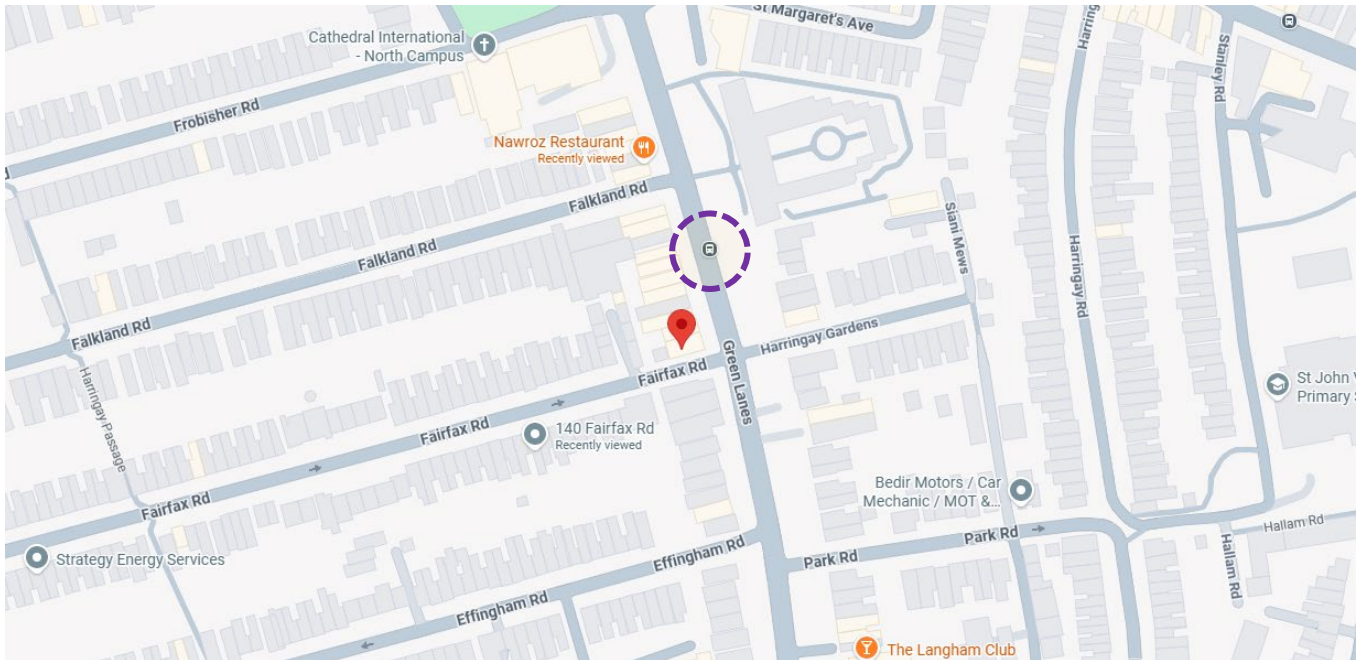
Under the Notice of Prior Approval scheme, there is no strict requirement to provide cycle or car parking spaces. It is also not possible to provide cycle and car parking spaces for this particular proposal due to site constraints.

In terms of public transport accessibility, the application site is located in an area with a PTAL rating of 6a (6b being the highest), which indicates excellent access to public transport.

NOTICE OF PRIOR APPROVAL STATEMENT

643 Green Lanes, Harringay Ladder, London, N8 0QY

Accordingly, the nearest bus stop, Falkland Road, is a minute's walk away from the site. The site is also an 8-minute walk away from Turnpike Lane Train Station while Hornsey Railway Station is a 13-minute walk away.



The proposal will only provide accommodation for a maximum of one person, which constitutes a small presence that will not in any way have any perceivable impact on the transport network.

Site access will not be compromised by any transport-related impact and will remain safe and secure.

Natural Light/Sunlight

The proposed studio flat will benefit from the well-positioned, well-proportioned windows on the side elevation, which will ensure that the residential unit receives adequate natural daylight/sunlight.

Conclusion

Based on the above, it is considered that the proposal adheres to planning policy. It would greatly benefit the local community by providing much-needed residential accommodation without introducing any incongruous elements to the external appearance of the site.

It is therefore respectfully requested that prior approval be given for the proposed development by London Borough of Haringey.