



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

88

Suffix

Property Name

Address Line 1

St Pauls Road

Address Line 2

Tottenham

Address Line 3

Haringey

Town/city

London

Postcode

N17 0NE

Description of site location must be completed if postcode is not known:

Easting (x)

534368

Northing (y)

191037

Description

Applicant Details

Name/Company

Title

Mr

First name

Benzi

Surname

Fischman

Company Name

SPR 88 Ltd

Address

Address line 1

43 Leadale Road

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N16 6DG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of an existing commercial unit and conversion of the remaining commercial unit into a 1b|1p dwelling with associated access and landscaping.

Reference number

HGY/2025/1956

Date of decision (date must be pre-application submission)

31/12/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3 | Details and samples of any new external materials to be introduced as part of the conversion works shall be submitted to, and approved in writing by, the Local Planning Authority prior to their installation.

4 | Notwithstanding the detail submitted as part of the planning application no development above ground shall take place until final details of both hard and soft landscape works, and tree planting have been submitted to and approved in writing by the local planning authority.

The approved detail shall thereafter be carried out and implemented in strict accordance with the approved details, including landscaping in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner).

Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

6 | The development hereby approved shall be constructed in accordance with the Energy statement by T16 Design (dated October, 2025) delivering a minimum 39% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs).

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); inverter capacity; and how the energy will be used on-site before exporting to the grid;

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

Condition 6 | part (a)

Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); inverter capacity; and how the energy will be used on-site before exporting to the grid;

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3

- details and samples of external materials ('sent by post')

Condition 4

- AT23006.P.110 proposed landscape plan ('sent by post')

Condition 6

- AT23006.P.109 proposed site plan (roof)

- PV specification (Chelsfield Solar)

- PV specification (installation details)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Filip Florczak

Date

31/03/2026

