

Miss Sophie Moscardini
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
United Kingdom
CV346DA

6 May 2026

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

Case Reference	HGY/2026/0681
Location	Land rear of 45 to 49 Garman Road, Watermead Way, Tottenham, London
Proposal	Erection of a two storey modular office & welfare unit to replace existing building, including reconfiguration of existing car parking layout.
Received	11 March 2026

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
A123989-500-DRG-C01-112_P01.pdf	Section - Proposed	11 March 2026
OPP1204566-PTK-A1-00-D-A-1001 (P11)_Proposed Floor Plans.pdf	Floor plan	11 March 2026
2488839 - Tottenham Substation PEA and PRA (REV00).pdf	Baseline onsite habitat survey report (Pre-development)	11 March 2026
2488839 Tottenham substation HRA Screening report (LR)(Rev01) JP.pdf	Baseline onsite habitat survey report (Pre-development)	11 March 2026
Tottenham Office Welfare Unit Planning Support Statement.pdf	Planning statement	11 March 2026
A123989-500-DRG-C01-110 (3).pdf	Parking Provision - Details	11 March 2026
PART D 12822 Tottenham Substation Desk Study Report - Appendix A Mapping.pdf	Additional plans	11 March 2026
PART C 12822 Tottenham Substation Desk Study Report - Appendix A Mapping.pdf	Additional plans	11 March 2026
A123989-500-DRG-C01-101.pdf	Site/Block Plan - Existing	11 March 2026
A123989-500-DRG-C01-114_P01.pdf	Block plan of the site	11 March 2026

OPP1204566-PTK-A1-ZZ-D-A-2001 (P06)_Proposed Elevations 1.pdf	Elevation (Front) - Proposed	11 March 2026
2488839 Tottenham substation HRA Screening report (LR)(Rev01) JP (1).pdf	Baseline onsite habitat survey report (Pre-development)	11 March 2026
OPP1204566-PTK-A1-00-D-A-1803 (P03)_Building Position Overlay.pdf	Additional plans	11 March 2026
PART B 12822 Tottenham Substation Desk Study Report - Appendix A Mapping.pdf	Additional plans	11 March 2026
B3111-1900-200 Rev A.pdf	Floor Plan - Existing	11 March 2026
A123989-R003 Tottenham Substation Initial Traffic Assessment Report_2.0 (2).pdf	Transport assessment	11 March 2026
PART A 12822 Tottenham Substation Desk Study Report - Main Report and Appendix A.pdf	Other relevant information	11 March 2026
2488839 - Tottenham Substation PEA and PRA (REV00) (1).pdf	Biodiversity metric calculation tool	11 March 2026
A123989-500-DRG-C01-113_P01.pdf	The location plan	11 March 2026
B3111-19 -110-D Landscaping.pdf	Landscaping details	11 March 2026
A123989-500-DRG-C01-106.pdf	Drainage documentation	11 March 2026
A123989-500-DRG-C01-111_P02		27 April 2026
A123989-500-DRG-C01-110_P03		27 April 2026

Head of Development Management and Planning Enforcement Planning Service

Conditions: (3)

- 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

A123989 – 500 – DRG – CO1- 110 Rev.P03,
A123989 – 500 – DRG – CO1- 111 Rev.P03,
A123989-500-DRG-C01-112_P01,
PTK -A1-00-D-A 1803 Re B,
3111-19 -110-D Landscaping,
OPP1204566-PTK-A1-ZZ-D-A-2001 (P06),
A123989-500-DRG-C01-106 Rev.T02,
PTK-A1-00-D-A-1001 (P11),
A123989-500-DRG-C01-114_P01,
A123989-500-DRG-C01-113_P01,
A123989-500-DRG-C01-110_P02,
A123989-500-DRG-C01-101 Rev.C,
B3111-1900-200 Rev A

Documents:

A123989-R003 Tottenham Substation Initial Traffic Assessment Report;
PART D 12822 Tottenham Substation Desk Study Report - Appendix A Mapping,
2488839 Tottenham substation HRA Screening report (LR)(Rev01) JP,
PART C 12822 Tottenham Substation Desk Study Report - Appendix A Mapping,
2488839 - Tottenham Substation PEA and PRA (REV00),
2488839 - Tottenham Substation PEA and PRA & BNG Baseline (REV00) (1),
PART B 12822 Tottenham Substation Desk Study Report - Appendix A Mapping,
Tottenham Office Welfare Unit Planning Support Statement – Feb 2026,
PART A 12822 Tottenham Substation Desk Study Report - Main Report and
Appendix A,
2488839 Tottenham substation HRA Screening report (LR)(Rev01),
PART E 12822 Tottenham Substation Desk Study Report - Appendix A Mapping
Appendix B Figs 1 and 2,

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

- 3 (a) Prior to first occupation of each building a Car Parking Design

and Management Plan (CPMP) relating to the proposed accessible space shall be submitted to and approved in writing by the Local Planning Authority.

(b) The CPMP shall include details of the following:

- i. Location and design of the car parking space(s).
- ii. Allocation, management and enforcement of the car parking space(s) (prioritising wheelchair users, then other people with disabilities, then others as part of a dynamic strategy to prioritise use and minimise redundancy of the space(s)).

Reason: To manage the on-site car parking provision of the proposed development so that it is used efficiently and only by authorised occupiers. To also protect the amenity of the site users. To promote sustainable travel in line with the London Plan and the Council's Local Plan SP7 and the Development Management DMPD Policy DM 32.

Informatives:

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.

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.

- 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.