Dear Nathan and planning department,

Please see below my objection

I would be grateful if the file attached to this email could be accessible to the files tab containing the class E conditions

Thanks,

Michael

OBJECTION TO PLANNING APPLICATION HGY/2026/1143

I strongly object to this application and respectfully request that the Council refuse permission.

This proposal conflicts directly with the original planning permission granted under Ref: HGY/42068 dated 29 January 1991. The conditions attached to that permission were specifically imposed to prevent intensification of use, protect neighbouring residents from disturbance, and reduce traffic impacts on surrounding roads.

The original decision notice clearly stated:

“No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance that is unreasonable as a result of the use of the premises hereby authorised.”

In addition, Condition 5 imposed a strict operational restriction:

“That the total number of people employed and working on the premises shall at all times be strictly limited to 8 persons and that there shall be no increase in staff working on the premises without the prior permission in writing of the Local Planning Authority.”

The Council’s stated reason for imposing this restriction was:

“To ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties or the free flow and general safety of traffic on the neighbouring highway by reason of the intensification of the use of the site.”

The current proposal clearly exceeds the intensity of use originally permitted. The applicant’s own documents state that the nursery would operate with 13 staff members alongside up to 35 children. This significantly exceeds the operational limitations originally imposed on the site.

Importantly, the conflict is not limited to the proposed playground or external alterations. The nursery use itself fundamentally conflicts with the active 1991 planning conditions. While nurseries and offices may now both fall within Class E, changes to the Use Classes Order do not automatically override site-specific planning conditions that remain legally attached to the property.

The original conditions were imposed specifically to prevent the type of intensified operation now being proposed, including increased traffic, noise, disturbance, and activity levels affecting neighbouring residential properties.

I am also extremely concerned that works have already commenced on site before planning permission has been granted. The gravel driveway has reportedly already been removed, and excavation works for new boundary structures appear to have started while this application remains under consideration. This creates the impression that the applicant is proceeding with development regardless of the outcome of the planning process.

The proposal would intensify the use of a constrained boundary site within a residential area, generate additional traffic and disturbance, and undermine the original safeguards imposed by the Council to protect local residents.

For these reasons, I respectfully request that Haringey Council refuse application HGY/2026/1143 and investigate the unauthorised works currently taking place on site.

HARINGEY COUNCIL

Planning Application Reference No. HGY/42088

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE OF PLANNING PERMISSION

Name and Address of Applicant
Jaime Delgado & Associates Chartered Designers
216a Preston Road
Wembley Middlesex HA9 8PB

On behalf of
Edmonton Financial Serv. Ltd.
7A Coppetts Road
Muswell Hill London N10

Site
7A Coppetts Road London N10

Particulars of Development
Change of use of existing garage/warehouse to office use involving internal and external alterations.

In pursuance of their powers under the above Act the London Borough of Haringey as local planning authority hereby PERMIT the above development in accordance with the application dated 11th May, 1990 and drawing No.(s) shown below
4681/1

SEE SCHEDULE OF CONDITIONS ATTACHED

Hornsey Town Hall
The Broadway,
Crouch End,
N8 9JJ

29th January, 1991 **Acting Town Planning Service Manager**

NOTES (1) Attention is particularly drawn to the Schedule AP1 attached to this notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.

(2) This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1980, any byelaws or any enactment other than Town and Country Planning Act 1990.

SCHEDULE ATTACHED TO DECISION HGY/42088

The following conditions have been applied to this Consent and these conditions must be complied with.
PLEASE READ CAREFULLY.

1. The development hereby authorised must be begun not later than the expiration of five years from the date of this permission failing which the permission shall be of no effect.
Reason: The condition is imposed by virtue of Section 41 of the Town and Country Planning Act 1971 and to prevent the accumulation of unimplemented planning permissions.

2. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason To ensure a satisfactory appearance for the proposed development,to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

3. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details and in the interests of amenity.

4. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the premises hereby authorised.
Reason To ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

5. That the total number of people employed and working on the premises shall at all times be strictly limited to 8 persons and that there shall be no increase in staff working on the premises without the prior permission in writing of the Local Planning Authority.
Reason: To ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties or the free flow and general safety of traffic on the neighbouring highway by reason of the intensification of the use of the site.

29th January, 1991 **Acting T.P.S. Manager.**