

St Andrews Castle 33 St Andrews Street South Bury St Edmunds IP33 3PH

Haringey Council London Borough

Via Planning Portal: **PP-14946810**

29/05/2026

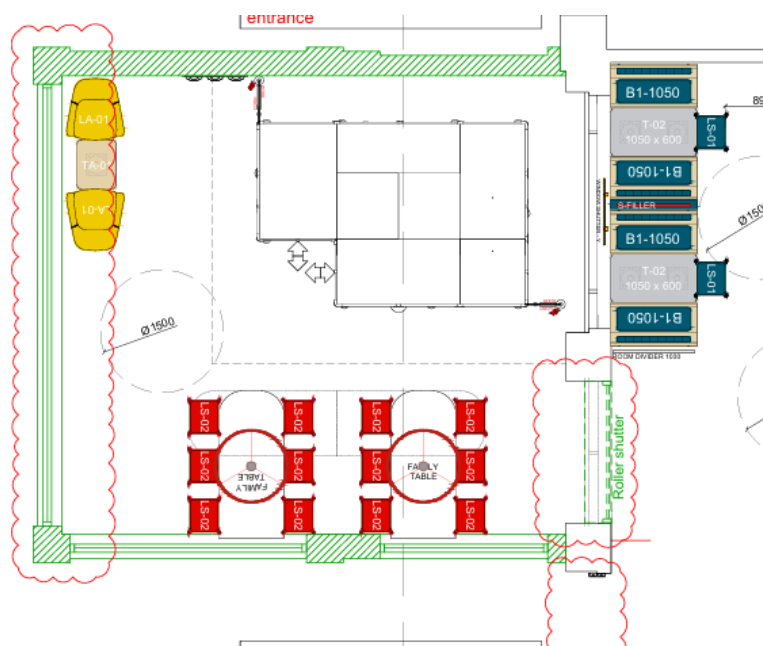
To whom it may concern

McDonald's Drive-Thru, Green Lanes, Hornsey, London, N4 1DR

Refurbishment of the restaurant with an extension for the introduction of an internal play frame to replace the existing external one. Redecoration of existing cladding and shopfront in dark grey (RAL 7022), with associated works to the site.

Please find attached an application for planning permission for a refurbishment of this restaurant with an extension to allow the demolition of the existing play frame and the introduction of a smaller play frame inside and associated works, as highlighted within the description of development.

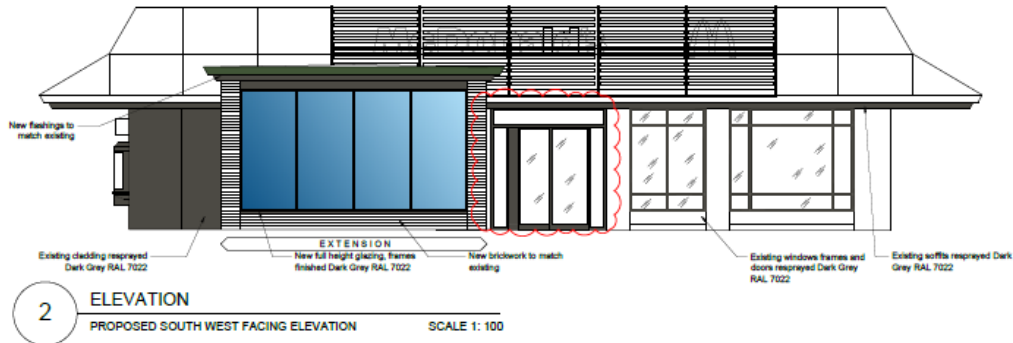
The existing external play place was approved in March 2015 (Application reference HGY/2015/0265). This application removes this element from the existing hard standing and the introduction of a new extension for an internal play place.



Sketch to show the smaller internal play area in the extension

The finalised internal layout is still in design and will pivot on the outcome of this application.

The proposal finishes will match the rest of the building with full height glazing to the front with frames finished dark grey (RAL 7022) with bricks to match existing and a flat roof, with flashing to match existing.



Extract from 21600_424_1005 A

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.”

However, BNG does apply to all development. Some development types are exempt.

The list of exemptions from the BNG requirement includes “Development **subject to the de minimis exemption**” (Biodiversity net gain: exempt developments Last Updated 21/08/2024)

A development that does not impact a priority habitat and impacts less than:

- *25 square metres (5m by 5m) of on-site habitat*
- *5 metres of on-site linear habitats such as hedgerows*

A development ‘impacts’ a habitat if it decreases the biodiversity value.

The development is sited within an area of existing hardstanding, as shown on the drawings and on that basis the development would be exempted from biodiversity net gain by the de minimis exemption as:

- the development does not impact on any onsite priority habitat.
- the area would be classified as developed land: which has a biodiversity value of zero under the statutory biodiversity metric; and
- there are no other onsite habitats.

If you have any queries relating to this letter or require any further details in relation to the application, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'SC ft'.

Sarah Carpenter

Planware Ltd

sarah.carpenter@planware.co.uk