

Mr Anthony Grant Schuck
1A Muswell Hill
London
N10 3TH

10 June 2026

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

Case Reference HGY/2026/0643
Location 6 The Broadway, Hornsey, London, N8 9SN
Proposal Erection of roof extension to facilitate the creation of additional workspace, creation of front roof terrace, re-location of existing AC condensers on roof and installation of Air Source Heat Pump on roof.
Received 6 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
Construction Logistics Plan by Crawford Partnership		13 April 2026
Daylight and Sunlight Report by Planning for Sustainability May 2026		22 May 2026
Energy Statement by Build Energy V2 21/05/26		22 May 2026
BRUKL output form Dunns Bakery – New uppermost floor		22 May 2026
BRUKL form Dunns Bakery – New uppermost floor		22 May 2026
02-0111 - 02-0115 02-02111 – 02-02116 02-0221 – 03-0228 02-0231, 02-0232 dated 22/05/2026	Existing/proposed plans, elevations, sections	22 May 2026
Design & Access Statement (revised) by Crawford Partnership		22 May 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (7)

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

02-0111 - 02-0115

02-02111 – 02-02116

02-0221 – 03-0228

02-0231, 02-0232 dated 22/05/2026

Design & Access Statement (revised) by Crawford Partnership

Daylight and Sunlight Report by Planning for Sustainability May 2026

Energy Statement by Build Energy V2 21/05/26

Construction Logistics Plan by Crawford Partnership

BRUKL form Dunns Bakery – New uppermost floor

BRUKL output form Dunns Bakery – New uppermost floor

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

- 3** Prior to the commencement of all works on site, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

a) Detailed elevational treatment;

b) Detailing of roof and parapet treatment;

c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), ;

d) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;

e) Details of balustrading;

f) sample panels of proposed external roof and wall materials, glazing frames, brise soleil panels shall be provided for review on site with a Heritage Officer;

g) Any other external materials to be used,

together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM9 of the Development Management Development Plan Document 2017.

- 4** Prior to first occupation and use of the development, full details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority.

The cycle parking spaces for users of the development shall be in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 5** No development shall take place, including any works of demolition, until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of:

- a) the proposed programme of works;
- b) the timing of deliveries and servicing, including measures to avoid peak traffic hours;
- c) the siting, design and management of any scaffolding, hoarding or temporary structures within the highway;
- d) loading and unloading arrangements for plant and materials.

The development shall thereafter be carried out in accordance with the approved details for the duration of the construction period.

Reason: To ensure that construction activity, including scaffolding on the public highway and delivery movements, does not adversely affect highway safety, traffic flow, or pedestrian movement in this town centre location, and to safeguard the amenity of the area, in accordance with Policies T4, T7 and D14 of the London Plan (2021), Policy SP0 of the Haringey Local Plan (2017), and Policy DM1 of the Development Management DPD (2017).

- 6** The development hereby approved shall be carried out in accordance with the Energy Statement by Build Energy v2 (dated 21/05/2026) and shall

achieve a minimum 100% improvement in carbon emissions over the 2021 Building Regulations Part L baseline through the use of high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 4.1 kWp solar photovoltaic (PV) array.

All energy efficiency, carbon reduction and renewable energy measures identified within the approved Energy Statement shall be installed and implemented in full prior to first occupation and thereafter retained and maintained for the lifetime of the development.

The development shall achieve:

- Fabric efficiencies sufficient to secure at least a 6.55% reduction in carbon emissions, including measures to minimise thermal bridging;
- Building fabric performance specifications of no worse than:

- o 0.13 W/m²K for external walls;
- o 0.10 W/m²K for roofs; and
- o W/m²K for windows;

- Installation of ASHPs in accordance with the approved specifications;
- Installation of a Mechanical Ventilation and Heat Recovery (MVHR) system in accordance with the approved specifications;
- Provision of solar PV panels with a minimum installed capacity of 4.1 kWp, with the available roof area maximised for solar generation;
- Installation of any additional equipment identified within the approved Energy Statement as necessary to achieve the required carbon reductions.

The solar PV array shall be installed with monitoring equipment prior to occupation and shall thereafter be retained and maintained in accordance with the manufacturer's recommendations for the lifetime of the development.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

- 7 The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to

demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Informatives:

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: 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: 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.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London CIL. Based on the information given on the plans, the Mayoral CIL charge will be £7,927.57 (109sqm x £72.73) (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

- 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.