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10 July 2026

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

Case Reference	HGY/2026/0917
Location	First Floor Flat, 3-7 West Green Road, Tottenham, London, N15 5BX
Proposal	Change of use of first floor flat from a residential dwelling (Class C3 Use) to four office/artist studio units (Class E Use) & installation of an awning to first floor rear elevation.
Received	26 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.

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

Conditions: (8)

- 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 following approved plans, drawings and documents, other than where those details are altered pursuant to the conditions of this planning permission:

Location Plan

MK/PP-100 – Proposed First Floor Plan;

MK/PP-101 – Proposed Roof Plan;

MK/PP-102 – Proposed Front & Rear Elevations; &

MK/PP-103 – Proposed Section AA.

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

- 3** Prior to the first occupation of the development, a Waste Management Plan, shall be submitted to and approved in writing by the Local Planning Authority setting out the following:

(i) location of waste/recycling storage area within the site;

(ii) details of the operator employed to collect all waste generated by the commercial use;

(iii) details of who will be responsible for moving waste and recyclables from the waste storage area to a designated location on the footway (and where relevant, taking bins back into the store as soon as reasonably practicable after collection); and

(iv) The timing of such movements, ensuring that bins/waste are not stored in undesignated locations on the footway overnight before they are collected and ensuring that bins (if relevant) are taken back into the store as soon as reasonably practicable after collection.

The approved Waste Management Plan shall be implemented upon first occupation of the commercial units, and the development shall be operated in accordance with the approved Plan thereafter, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2017.

- 4 Prior to the first use of the commercial space hereby approved, 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 development shall not be occupied until a minimum of six cycle parking spaces have been provided for users of the development, 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 The development shall be completed in accordance with the external materials and details set out in the approved drawings and design and access statement, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 6 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the approved development shall be used as offices, artist studios, music studios, photographic studios, or other creative workspace, and for no other uses within the Use Class E of the above order, unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

- 7 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no changes of use shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the viability and efficient operation of the Strategic Industrial Location consistent with Policy E4 & E5 of the London Plan 2021

and Policy DM37 of The Development Management DPD 2017.

- 8 Further details of the proposed improvements to the site's entrance on to Suffield Road shall be submitted to and approved in writing by the Local Planning Authority. The approved improvements to the entrance shall be carried out prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.

- 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.

