

APCAR SMITH PLANNING

Chartered Town Planning Consultants

Our Ref: CA/cb/3395
Your Ref: HGY/2026/1143

By Email:

Planning, Regeneration & Economy
London Borough of Haringey
Alexandra House
10 Station Road
London N22 7TY

FAO Matthew Gunning & Nathan Keyte

14 July 2026

Dear Sirs,

Old Station House, 7A Coppetts Road, Hornsey N10 1NN

We submitted representations by way of a detailed letter on 15th June 2026, upon the instruction of 18 local residents. We included a list of names and addresses with that previous letter. The purpose of this follow-up letter is to specifically respond to the WEA Planning letter of 22nd June 2026 which has just come to our attention.

With regard to the intended nursery use and planning history. We have not sought to suggest that there is a material change of use of the site and that permission is required for the nursery use. The important fact which should not be ignored in the determination of the current application is that there are conditions on the 1991 planning permission that would prevent the nursery use from operating at this point in time. We would respectfully suggest that variations of these conditions should be sought, and obtained, prior to the Local Authority determining the current planning application. To grant planning permission for application Ref HGY/2026/1143 now would imply that the Local Authority accept that the intended nursery could operate as proposed despite the numbers of staff mentioned as being intended being in clear breach of Condition 5 of permission Ref HGY/42088, and there being no evidence that the intended use with the proposed front play area use not giving rise to noise disturbance in breach of Condition 4.

Given this we would suggest that either the current planning application should be held in abeyance or the Applicant asked to withdraw it pending receipt and determination of an appropriate Section 73 application to vary Conditions 4 and 5 of permission Ref HGY/42088.

Cont'd.....

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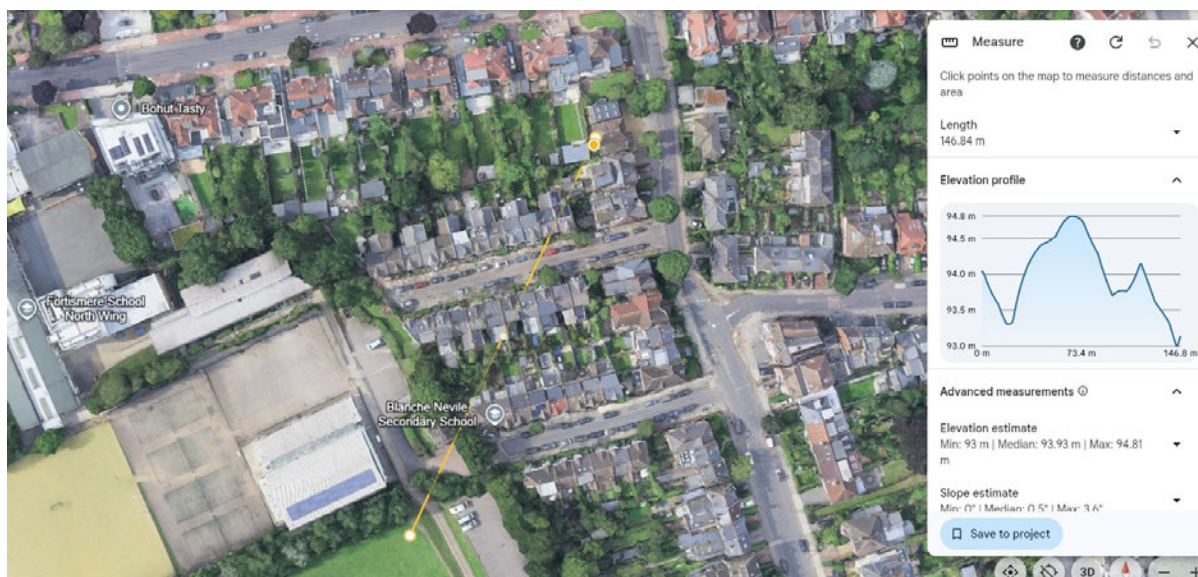
Chartered Town Planner
Royal Town Planning Institute

The assertion, at the bottom of the second page of the WEFA Planning letter, that the nursery will not be detrimental to the amenity of the neighbourhood, is unsubstantiated. This could only be assessed by way of a noise impact assessment which would consider ambient background noise levels and noise of the intended use, particularly the proposed front play area, and its impact on residents in extremely close proximity.

At the bottom of the third page of their letter WEA Planning suggest that the use of the outdoor play space could be around three hours a day, divided across smaller periods. Even if only 3 hours there could still be noise disturbance during those hours. Furthermore the suggested three hours a day should be specified now so that local residents have the opportunity to consider what those three hours would be and, if considered necessary, submit further comments accordingly. For example having an outdoor playtime first thing in the morning, at 7.30am, would no doubt impact on neighbours more than if late morning for example. We would also respectfully suggest that there should be a limit on the number of children who can use the outside play space on any one occasion. The Applicant should be asked to specify the desired number now.

It is noted that the revised plans include an acoustic barrier along the side boundary adjacent to 7 Coppetts Road. This would imply that the Applicant, and her professional advisers, acknowledge that there will be noise disturbance as a result of the proposed use of the front forecourt area.

At the top of page four of their letter WEA Planning assert that there are existing school playing fields at the rear of the site. This is factually incorrect. The application site is surrounded on all sides by residential properties and their gardens. The school playing fields are over 140m from the sites (as can be seen from the Google Earth extract in the screen save below).



Cont'd..... Old Station House, 7A Coppetts Road, Hornsey N10 1NN

All comments within our original letter of 15th June 2026 remain of relevance and we trust will be taken into consideration when the Local Authority proceed to determine the application.

Yours faithfully

