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16 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/2026/1143
Location	Old Station House, 7A Coppetts Road, Hornsey, London, N10 1NN
Proposal	Erection of new boundary treatment; resurfacing of the forecourt; installation of nursery play equipment; freestanding sign; changes to front elevation door. (There is an associated advertisement application: HGY/2026/1188).
Received	22 April 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
Travel Plan dated April 2026 prepared by Paul Mew Associates	Travel plan	22 April 2026
CR01; CR04 Rev A; CR06 Rev A; CR08 Rev A; CR09; CR10		25 June 2026

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

Conditions: (9)

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

CR01; CR04 Rev A; CR06 Rev A; CR08 Rev A; CR09; CR10).

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

- 3** Prior to the planting of the proposed hedge screening and prior to the forecourt area being brought into use, targeted soil investigations shall be undertaken within the proposed planting areas and the areas of exposed soil surrounding the two existing trees at the front of the site.

The results of the investigation, together with details of any remediation or mitigation measures required, shall be submitted to and approved in writing by the Local Planning Authority. Any approved remediation or mitigation measures shall be fully implemented prior to the planting of the approved hedges and prior to the exposed soil areas being accessible to children.

For the avoidance of doubt, the remainder of the forecourt area shall be provided with the surfacing shown on the approved plans and maintained thereafter. The existing concrete base beneath the surfaced play area shall not be disturbed, broken, excavated, penetrated or otherwise removed as part of the development, other than where necessary for the installation of essential services.

Reason: To ensure that children are not exposed to unacceptable risks from potential contamination associated with the site's historic industrial use, whilst recognising that the existing concrete slab provides an effective barrier to any underlying contamination, in accordance with Policy DM23 (Environmental Protection) of the Development Management DPD.

- 4** Following compliance with Condition 3 (Land Contamination), the approved hedge planting shall be carried out within three months or within the first

planting season thereafter, whichever is sooner. The approved planting shall thereafter be retained and maintained, and any shrub or plant that dies, is removed, becomes seriously damaged or diseased within five years of planting shall be replaced during the next available planting season with one of a similar size and species.

Reason: To secure a high-quality landscape setting for the development, provide biodiversity enhancements, and preserve the character and appearance of the Muswell Hill Conservation Area, in accordance with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of the Development Management DPD (2017).

- 5 The approved railings and any associated foundations located within a Tree Root Protection Area (RPA) shall be installed using no-dig construction techniques and appropriate ground protection measures in accordance with BS5837:2012 "Trees in Relation to Design, Demolition and Construction".

Reason: To protect retained trees and their root systems, safeguard their contribution to the character and amenity of the area, and ensure compliance with Policies DM1 and DM19 of the Development Management DPD.

- 6 Prior to the forecourt play area being brought into use, the 2m high acoustic fence shown on the approved plans along the boundary with No. 7 Coppetts Road shall be installed and thereafter retained and maintained. No more than 12 children shall use the forecourt play area at any one time and the area shall only be used when supervised by nursery staff.

Reason: To minimise noise and disturbance associated with the use of the forecourt play area and to safeguard the amenity of neighbouring occupiers, in accordance with Policies DM1 (Delivering High Quality Design) and DM23 (Environmental Protection) of the Development Management DPD 2017.

- 7 No external amplified music, public address system or amplified sound equipment shall be installed or used within the forecourt play area.

Reason: To safeguard residential amenity in accordance with Policies DM1 and DM23.

- 8 Within three months of completion of the approved forecourt works, arrangements shall be made with the Local Highway Authority, including where necessary through a Section 278 Agreement under the Highways Act 1980, for the removal of the existing vehicular crossover and reinstatement of the kerbline and footway. The approved works shall thereafter be completed in accordance with the requirements of the Local Highway

Authority.

Reason: To ensure a satisfactory standard of pedestrian safety, accessibility and public realm provision in accordance with Policies DM31 and DM33 of the Development Management DPD.

- 9 The Travel Plan dated April 2026 prepared by Paul Mew Associates shall be implemented in full and within three months of the forecourt play area first being brought into use, a baseline Travel Plan Survey and Travel Plan Monitoring Report shall be submitted to the Local Planning Authority for approval. The report shall include the results of the baseline travel survey, details of Travel Plan measures implemented, and proposed SMART modal shift targets. Thereafter, Travel Plan Monitoring Reports shall be submitted to the Local Planning Authority at annual intervals for a period of five years from first use of the forecourt play area, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To promote sustainable travel patterns, minimise reliance on the private car and enable monitoring of travel behaviour associated with the development, in accordance with Policy DM31 (Sustainable Transport) of the Development Management DPD.

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.

- 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.