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18 September 2026

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

Case Reference HGY/2026/1713
Location 155 Tottenham Lane, Hornsey, London, N8 9BT
Proposal Minor Material Amendment application under Section 73 of the Town and Country Planning Act for variation to condition 2 attached to planning permission HGY/2021/2630 to accommodate a proposed sprinkler tank in the proposed courtyard; and associated changes.
Received 16 June 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
116C - Proposed Section BB.pdf	Section - Proposed	16 June 2026
105C - Proposed East Elevation.pdf	Elevation (Side) - Existing	16 June 2026
106C - Proposed West Elevation.pdf	Elevation (Front) - Proposed	16 June 2026
115C - Proposed Section AA.pdf	Section - Proposed	16 June 2026
107C - Proposed Rear Elevation.pdf	Elevation (Rear) - Proposed	16 June 2026
101C - Proposed First Floor Plan.pdf	Floor plan	16 June 2026
108C - Proposed Front Elevation.pdf	Elevation (Front) - Proposed	16 June 2026
001A - Location Plan		8 July 2026
Existing and Proposed Plans-100E		2 September 2026
Proposed Plans_Tank and Cycle Store-RevA		2 September 2026
Existing and Proposed Plans-102D		4 September 2026
360 - External Works-190_RevA		16 September 2026

Conditions: (12)

- 1** [Condition relating to commencement has been removed, as development has commenced].

- 2** The approved plans comprise drawing nos (001/A, 002/A, 003, 004, 005, 006, 007, 008, 009, 100/E, 101/C, 102/D, 105/C, 106/C, 107/C, 108/C, 115/C, 116/C, Proposed Tank and Cyclestore Rev A; 190/A). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a nonmaterial amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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.

- 4** All future occupiers of the new units hereby approved shall not be eligible to obtain an on street residents parking permit except:

- i) In the case of disabled persons;
- ii) In the case of units designated in this planning permission as non car free;
- or
- iii) In the case of the resident who is an existing holder of a residents' parking permit issued by the London Borough of Haringey and has held the permit for a period of at least one year.

Reason: To ensure that the development remains car free.

- 5** The details relating to Sustainability Statement has been given under application reference: HGY/2023/2161.
The development shall be carried out in accordance with the approved details, with the exception of landscaping of the courtyard, unless otherwise granted under a new application to approve condition details.

Reason: To ensure sustainable development in accordance with London Plan 2021 and Local Plan Policy SP4.

- 6 The details relating to Construction Management Statement details has been given under application reference: HGY/2023/1638.

The development shall be carried out in accordance with the approved details, unless otherwise granted under a new application to approve condition details.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 7 Before the first occupation of the extension hereby permitted, all windows to units 1-4 shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and only a fanlight openable for ventilation, with the following exceptions:

- a. Unit 1, ground floor living room window, facing into alley
 - b. Unit 1, ground floor living/ dining room window, facing into communal courtyard
 - c. Unit 2, ground floor, 3nos. windows facing SW towards car park
 - d. Unit 2, ground floor, living room window facing into communal courtyard
 - e. Unit 3, 1st floor, double bedroom (no. 1) window, facing onto rear alley
 - f. Unit 4, 1st floor living room 3nos. windows, facing SW towards car park
 - g. Unit 4, 1st floor living room window, facing into communal courtyard
- The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 8 The proposed secure and covered cycle parking facility for a minimum of 5nos. bicycles as set out on plan number 100/E shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Prior to occupation, the development hereby approved shall be designed

- 9 and constructed in accordance with Building Regulations Part M4 (1) as indicated on the approved plans and supplementary information. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

- 10 The details relating to hard and soft landscaping have been provided under application reference: HGY/2023/1640.

The development shall be carried out in accordance with the approved details and 190/A, unless otherwise granted under a new application to approve condition details.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 11 Prior to the first occupation of the units hereby approved details of the membership to a Car Club scheme for the eligibility of the occupants of the development shall be first submitted to and approved in writing by the local planning authority. Such membership to a Car Club scheme shall operate as a minimum for the first 3 years of occupation of the residential units unless otherwise agreed in writing by the local planning authority.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017.

- 12 The details relating to refuse and recycling has been given under application reference: HGY/2023/1640.

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

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2021.

Informatives:

INFORMATIVE:

The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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 development is less than 100 square metres but is for a whole new units and as such is liable for CIL.

Based on the information given on the plans, the Mayoral CIL charge will be £13,279.20 (220sqm x £60.36) and the Haringey CIL charge will be £80,986.40 (220sqm x £368.12 (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. An informative will be attached advising the applicant of this charge.

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.

INFORMATIVE:

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489

3472) to arrange for the allocation of a suitable address.

INFORMATIVE:

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.