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30 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/2026/1041
Location	50-58 Markfield Road, Tottenham, London, N15 4QF
Proposal	Erection of a additional storey at first-floor level with part hipped roof, two storey replacement building to side and rear wrap around (including additional storey and infill) and new single-storey stand alone store room to rear
Received	13 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
491/0200; 491/1200; 491/1201; 491A/2200; 491A/2201; 491A/2202; 491A/2203; 491A/2204 (1 of 2); 491A/2204 (2 of 2); 491A/2205 (1 of 2); 491A/2205 (2 of 2); 491A/2210; 491A/2211; 491A/2212; 491A/2213; 491A/2214; 491A/2230; 491A/2231 & 491A/2232	Existing, Approved & Proposed Plans, Elevations & Perspectives	13 April 2026
491A/2200A - Proposed Site Plan		11 June 2026

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

Conditions: (10)

- 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 drawings and supporting documents listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved Drawing List:

491A/2200A – Proposed Site Plan;
491A/2204 (1 of 2) – Existing, Approved & Proposed West Elevations;
491A/2204 (2 of 2) – Existing, Approved & Proposed North Elevations;
491A/2205 (1 of 2) – Existing, Approved & Proposed East Elevations;
491A/2205 (2 of 2) – Existing, Approved & Proposed South Elevations;
491A/2210 – Proposed Ground Floor Plan;
491A/2211 – Proposed First Floor Plan;
491A/2212 – Proposed First Floor Plan;
491A/2213 – Proposed West & North Elevations;
491A/2214 – Proposed East & South Elevations; &
491A/2230 – Existing & Proposed Perspective Views.

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

- 3 Prior to the commencement of buildings works above grade, detailed drawings, including sections, material specification, including samples where necessary, to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof 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 an appropriate scale, which shall include a recess of at least 115mm;
- d) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- e) Details of balustrading;
- f) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority.

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, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 Full details of a commercial kitchen extraction system shall be submitted to and approved in writing by the Local Planning Authority prior the first use of the café hereby approved. The submitted details shall include noise, vibration and odour mitigation measures and a maintenance plan. The approved system shall be fully installed in accordance with the approved details prior to the café's first use and shall be maintained in accordance with the approved details for as long as the cafe remains in operation.

The noise level from the operation of the extraction must not exceed 42dB LAeq (5 min) at 1 metre from the window of the nearest window to in Gaunson House to the rear of the site.

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

- 5 No development shall take place, including any works until a Construction Management and Logistics Plan including details of:
- a) A programme of works (including measures for traffic management).
 - b) Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman.
 - c) Parking of vehicles, and details of any parking bay suspension required.
 - d) Storage of plant and materials used in constructing the development.
 - e) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure.
 - f) The erection and maintenance of scaffolding where appropriate, and measures to minimise impact on pedestrian movements.
 - g) Details in respect of how existing owners or occupiers' ingress and egress will be managed throughout the development.
 - h) Details in respect of how any adverse impact of noise, dust, vibration and traffic on adjoining and owners or occupiers and occupiers of the existing building will be mitigated,

have been submitted to and approved in writing by the Local Planning

Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: 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 Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 6 Prior to above ground works details of delivery and service plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. The service and delivery plan must also include a waste management plan which includes details of how refuse is to be collected from the site.

All uses within the approved development shall thereafter be operated fully in accordance with the approved DSP unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with the TfL DSP guidance 2020.

- 7 Prior to the first use of the development and approved additional floor space, a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Parking Management Plan shall include details on the allocation and management of the on-site car parking spaces including any accessible car parking spaces.

Reason: In the interest of road safety and to prevent obstruction of the highway and public area by inappropriate overspill parking

- 8 No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 14 long stay cycle parking spaces for users of the development and Gaunson House , and three short stay spaces for customers of the development have been installed in accordance with the approved details. 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.

- 9 No above ground works shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 10 Any gates installed across the entrance to the the site shall be inward opening only.

Reason: In the interest of road safety and to prevent obstruction of the highway.

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 their ownership.

INFORMATIVE: CIL

Based on the information given on the plans, the proposed development involves the creation of new commercial floor space in excess of 100 sqm and will therefore be liable for the Mayor of London Community Infrastructure Liability (CIL). Haringey does not charge CIL on commercial development. Based on the information given on the plans, the Mayor's CIL charge will be £27,462.85 (377.6 sqm x £72.73). This will be collected by Haringey after the scheme is 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.

- 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.