

Planning Sub Committee 5 October 2026

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.7

Reference No: HGY/2023/0464	Ward: South Tottenham
Address: Former Car Wash, Land on the East side of Broad Lane, London N15 4DE	
Applicant: Broad Lane Properties Limited	

Page 27: Amendment to Section 6, add paragraph 6.1.20.1:

The applicant has clarified, that though proposed Unit 3 at ground floor level has its own entrance and WC facilities, it would operate as a café ancillary to the commercial building for use by employees. The GIA for unit 3 is 89sqm which represents only 3.8% of the total development (4,938sqm GIA). As such, it is considered acceptable to be considered as ancillary to the main commercial use of the building within the approved use classes (the detailed layout is shown within drawing no. **2106_PL_150** Proposed ground floor ancillary café layout/access).

Appendix 1

Page 53: Condition 2; superseded drawing number struck out and new drawing number highlighted in bold:

Drawing ~~2106_PL_110-REV-F~~ replaced with Drawing **2106_PL_150** Proposed ground floor ancillary café layout/access

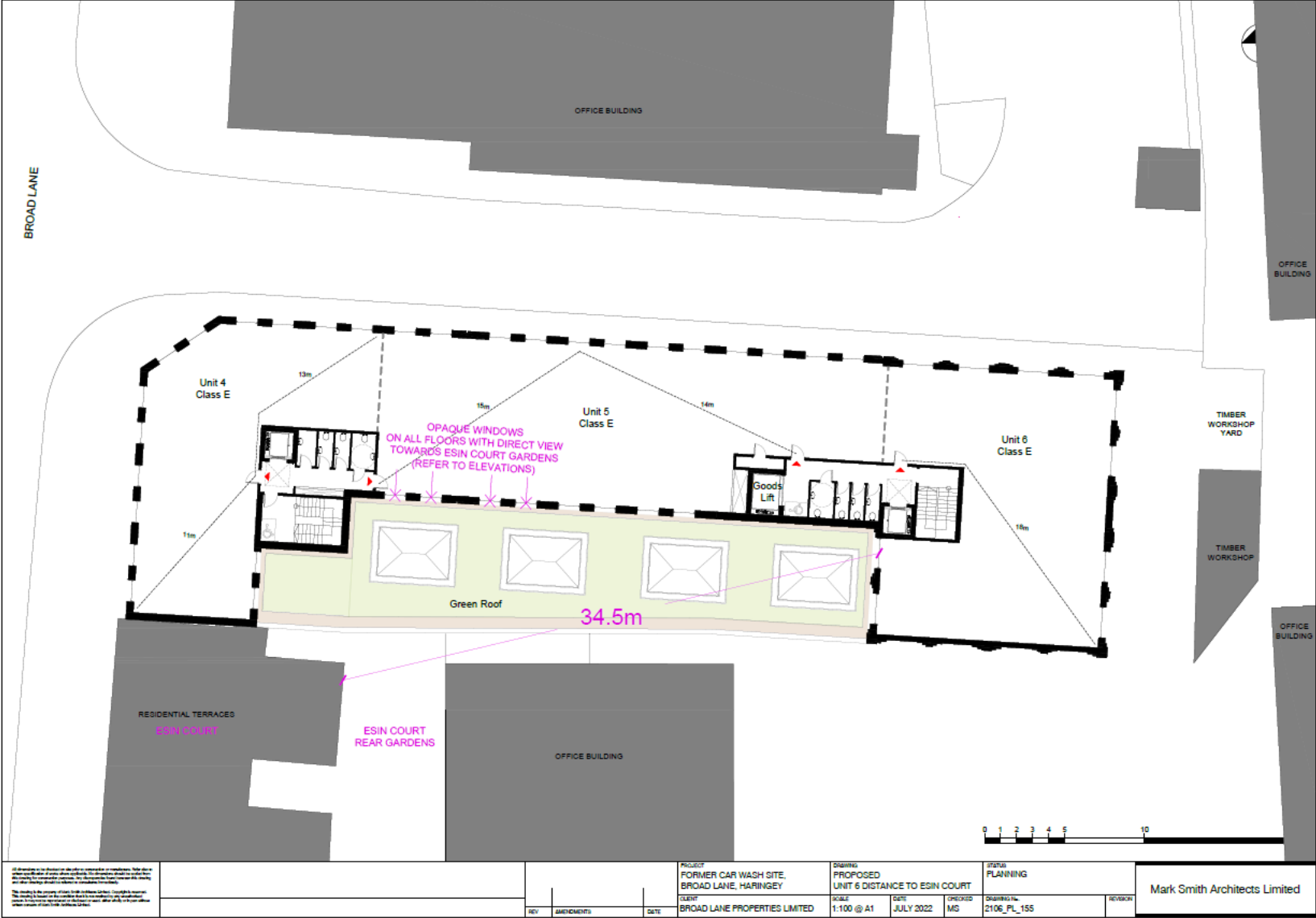
Drawing ~~2106_PL_111-REV-F~~ replaced with Drawing **2106_PL_155** Proposed Unit 6

Page 70: Appendix 1

Amendment to Condition 28; (additions highlighted in bold) to read:

Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1984, all glazing of the workspace frontages shall be clear and untinted with no application of vinyls/graphic, so as not to obscure the glazing. **In addition, no internal or external roller shutters shall be provided to the workspace frontage in advance of a planning application having been submitted and approved.**

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and to comply with Policy SP11 of the Local Plan 2017.



All dimensions are in metres unless otherwise stated. Refer to the relevant drawings for details of construction. The drawings are for information only and do not constitute a contract. The drawings are for information only and do not constitute a contract. The drawings are for information only and do not constitute a contract.		PROJECT FORMER CAR WASH SITE, BROAD LANE, HARRINGEY		DRAWING PROPOSED UNIT 6 DISTANCE TO ESIN COURT		STATUS PLANNING	
The drawings are the property of Mark Smith Architects Limited. Copyright is reserved. No part of this drawing may be reproduced without the written permission of Mark Smith Architects Limited.		CLIENT BROAD LANE PROPERTIES LIMITED		SCALE 1:100 @ A1		DATE JULY 2022	
REV		AMENDMENTS		DATE		CHECKED MS	
						DRAWN BY 2106_PL_155	
						REVISION	

Mark Smith Architects Limited

