

Mr RICARDO FARINHA
Philip Lane
247
London
GB
N15 4AE

6 October 2026

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

Case Reference	HGY/2026/2143
Location	98 High Street, Hornsey, London, N8 7NT
Proposal	Variation to description and condition 2 (approved plans) to reflect the changes to façade and the addition of a top floor flat. The description shall read: "Construction of a 2-bedroom mews dwelling (Use Class C3); reconfiguration of 2 existing flats (UseClass C3); conversion of loft into a self-contained flat (Use Class C3); and upgrades to the façade." to ref: HGY/2024/2879
Received	28 July 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
: 2090-000, 2090-310, 2090-311, 2090-312, 2090-313, 2090-314, 2090-315		18 September 2026

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

Conditions: (14)

- 1** The development hereby permitted shall be begun on or before 23 July 2027, being the date on which planning permission ref. HGY/2024/2879 would expire.
Reason: To ensure consistency with the implementation period attached to planning permission ref. HGY/2024/2879 granted on 22 July 2024, and to prevent the accumulation of unimplemented planning permissions pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2** 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 non-material amendment.

APPROVED PLANS:

2090-000, 2090-310, 2090-311, 2090-312, 2090-313, 2090-314, 2090-315

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

- 3** The development hereby approved shall be carried out in accordance with the details approved under application reference HGY/2025/3223 pursuant to Condition 3 (External Materials and Details) of planning permission HGY/2024/2879, including:
 - a) the approved materials for the external faces of the mews building and rear dormer to the main building;
 - b) the approved elevations, plans, cross-sections, fenestration details, entrance details and refuse enclosure door details;
 - c) the approved details and locations of downpipes, rainwater pipes, foul pipes, external vents and meter boxes.

The development shall thereafter be retained and maintained in accordance with those approved details.

Reason: To ensure a satisfactory appearance of the development and to preserve the character and appearance of the Hornsey High Street Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

- 4** Prior to the first occupation of any of the adapted residential units to the upper floor of the building, the new shopfront and associated access at ground floor level shall be fully installed and made operational as detailed in

drawing: 2090-313.

Reason: To protect the architectural integrity of the building and preserve the character and appearance of the Hornsey Conservation Area, in accordance with adopted planning policy.

- 5 Prior to occupation, details of hard surfacing and planting for the courtyard garden, including boundary treatments, shall be submitted to and approved by the Local Planning Authority. The works shall be implemented in full prior to occupation or completion of development (whichever is sooner) and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a high-quality courtyard design in the interests of visual amenity and compliance with London Plan Policy G7 (2021), Haringey Local Plan Policy SP11 (2017), and Policy DM1 of the Development Management DPD (2017).

- 6 Prior to the first occupation of the mews unit hereby approved, the enclosed space for the storage of refuse and recycling bins, as detailed on drawing no. 2090-315, 2090-312 shall be fully provided and made available for such storage purposes. The refuse and recycling bins shall thereafter be brought forward to Hillfield Avenue in accordance with the requisite arrangements for collection and returned promptly thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and to provide for the provision of waste and recycling storage.

- 7 Prior to occupation of the mews dwelling, details of a minimum of 2 no. secure long-stay cycle parking spaces to be located above the bin storage area shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be fully implemented prior to occupation and retained thereafter.

Reason: To promote travel by sustainable transport modes and ensure compliance with the minimum cycle parking standards in the London Plan (2021).

- 8 All construction works shall be carried out in accordance with the approved Construction Management Plan (CMP) approved under application reference HGY/2025/2689 and shall be adhered to for the duration of the construction period.

Reason: To ensure that the development does not adversely impact the free flow of traffic on local roads and to safeguard the amenities of the area, in

accordance with Policies T4, T7 and D14 of the London Plan (2021), Policy SP0 of the Haringey Local Plan (2017), and Policy DM1 of the Development Management DPD (2017).

- 9 The development shall be carried out in accordance with the Energy and Sustainability Statement prepared by Two Eighty Consulting (dated Sept 2024), delivering a minimum 70% performance from a Building Regulations 2021 Part L compliant building. Prior to above ground construction the following details shall be submitted to and approved in writing by the Local Planning Authority.
- A minimum 1.4 kWp solar photovoltaic array and how the energy will be used on-site before exporting to the grid;
 - A minimum site-wide carbon reduction of 22% under Be Lean;
 - Detailed SAP calculations for the residential element of the development, demonstrating how it will exceed the 10% improvement on Building Regulations under Be Lean;
 - Detailed BRUKL calculations for the non-residential element of the development, demonstrating how it will exceed the 15% improvement on Building Regulations under Be Lean;
 - Calculations showing how thermal bridging will be reduced;
 - A revised, low-carbon space heating strategy for the dwellings;
 - Specification and location of the proposed ASHPs, their seasonal coefficient of performance, seasonal performance factor for heating, with plans showing the pipework and layout.

The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter. The solar PV array shall also be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and Local Plan (2017) Policy SP4.

- 10 Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £855.00 to fund offsetting the remaining carbon emissions from this development.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

The mews dwelling shall not be occupied until details of the location of a

- 11** water butt with a minimum capacity of 120L, to intercept rainwater from the dwelling's roof, have been submitted to and approved by the Local Planning Authority. The water butt shall be installed prior to occupation and retained thereafter.

Reason: To reduce water demand and surface water runoff, and to improve the sustainability of the mews dwelling in accordance with Haringey Local Plan Policies SP5, DM21, DM24 and DM25.

- 12** The mews hereby approved shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF

- 13** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site.

- 14** Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected and no extensions or alterations to the mews dwelling hereby approved, including the insertion of or alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Naming & Numbering

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 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Community Infrastructure Levy (CIL)

This Section 73 permission results in an increase of 16.144 sq.m of chargeable floorspace above that approved under planning permission HGY/2024/2879. Based on the indexed CIL rates applicable to the original permission, the additional Mayoral CIL charge would be £1,174.15 (16.144 sq.m × £72.73) and the additional Haringey CIL charge would be £6,999.06 (16.144 sq.m × £433.54), resulting in a total additional CIL liability of £8,136.73.

This additional liability is separate from any CIL liability arising from planning permission HGY/2024/2879. The amount will be collected by Haringey Council and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, late payment, or any other provisions of the Community Infrastructure Levy Regulations 2010 (as amended).

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.

- 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.