Haringey LONDON

Miss Caitlin Attrill
The Minster Building
21 Mincing Lane
London
United Kingdom
EC3R 7AG

23 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/2025/2394**
Location	**Land West of Tottenham Hale Station, Cygnet Way, London**
Proposal	**Full planning application: "Application for 8no. electric vehicle (EV) charging points, covering canopy, an ancillary toilet facility, landscaping and associated works." (The associated advertisement consent application: "Installation of one infotainment screen, one totem sign, and one fascia sign." may be found under reference HGY/2025/2785)**
Received	**4 September 2025**

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.

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Conditions: (5)

1 This permission shall be for a limited period expiring on October 23rd. 2028 when the development hereby approved shall be removed and the land reinstated.

Reason: To ensure development does not compromise delivery of the outcomes sought by the site allocation Site TH2 'Tottenham Hale Station' as outlined in the Tottenham Area Action Plan (Adopted July 2017).

2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

3 No development shall commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall demonstrate how the development will achieve a minimum 10% Biodiversity Net Gain and shall include details of the off-site biodiversity units required to compensate for the habitat losses identified within the submitted Biodiversity Net Gain Assessment.

Reason: The submitted Biodiversity Net Gain Assessment demonstrates that the development would result in a loss of biodiversity and cannot achieve the required gain through on-site measures alone. The condition is therefore necessary to secure a minimum 10% Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policy G6 of the London Plan (2021) and the National Planning Policy Framework.

4 No development, including vegetation clearance and tree removal, shall commence until a Precautionary Working Method Statement for bats has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be implemented in full. Vegetation clearance and tree removal shall take place outside the bird nesting season (March to August inclusive) unless a survey undertaken by a suitably qualified ecologist confirms the absence of active nests immediately prior to works. Where active nests are identified, an appropriate exclusion zone shall be maintained until the nest is no longer in use.

Reason: To safeguard protected species and biodiversity in accordance with Policy DM19 of the Haringey Development Management DPD, Policy SP13 of the Strategic Policies DPD, Policy G6 of the London Plan and the NPPF.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

5 Prior to the commencement of development, a scheme for the investigation and assessment of the nature and extent of contamination affecting the site shall be submitted to and approved in writing by the Local Planning Authority. The investigation shall be carried out in accordance with the approved details. Where contamination is identified, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to first use of the development. A verification report demonstrating completion of the approved remediation measures shall thereafter be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks associated with land contamination are investigated and, where necessary, remediated in the interests of human health and the environment.

Informatives:

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: 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: 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

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk