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14 November 2023

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

Case Reference	HGY/2022/2785
Location	227-249, High Road, London, N15 5BT
Proposal	Restoration of the Wards Corner Department Store building for community uses with restaurant on the ground floor. Internal and external alterations at 229-249 to provide a refurbished market hall at ground and first floor levels, plus office space at second floor level. Associated works to remove the front canopy extensions at 231-243 and 247-249 High Road; replace existing shop fronts; install bay windows at first floor level; realign roof to rear elevation and to front elevation to form dormer windows at second floor level; and replace rear skylights.
Received	18 October 2022

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
0200_Existing_Front Elevation (A)		3 November 2022
0300_Existing_Section AA (A)		3 November 2022
0000_Existing Location Plan (A)		3 November 2022
0001_Existing Site Plan (A)		3 November 2022
0100_Existing_Plan00 (A)		3 November 2022
0101_Existing_Plan01 (A)		3 November 2022
0102_Existing_Plan02 (A)		3 November 2022
0201_Existing_Rear Elevation (A)		3 November 2022
0103_Existing_Plan Roof (A)		3 November 2022
0204_Existing_Site Elevation (A)		3 November 2022
0301_Existing_Section BBCC (A)		3 November 2022
1100_Proposed_Plan00 (A)		3 November 2022
1102_Proposed_Plan01 (A)		3 November 2022
1103_Proposed_Plan02 (A)		3 November 2022

1301_Proposed_Sections BBCC (A)	3 November 2022
1200_Proposed_Elevation Front (A)	3 November 2022
1204_Proposed_Elevation Site (A)	3 November 2022
1300_Proposed_Section AA (A)	3 November 2022
1400_Proposed_Elevation Facade (A)	3 November 2022
230630_s73_Wards Corner_Amended Drawings	25 October 2023
230630_Wards Corner DAS_RevB	25 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (22)

- 1** No development shall take place on the site until all parties with a legal interest in the application site (as identified in red on the Existing Site Plan reference 0001) have entered into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). The planning obligations will need to be secured on equivalent terms as those set out at sections 2, 5, 7 and 8 in schedule 3 of a s106 deed of variation dated 25 July 2017 entered into by the Council, Grainger Seven Sisters Limited and Northumberland & Durham Property Trust Limited in connection with planning permission HGY/2012/0915 to secure the following:

Refurbished Market

- A market facilitator procured to work with market traders to promote the interests of non-English speaking traders; provide business support and advice; continue to trade during and after refurbishment of the market; raise awareness of the market; and assist individuals working at the market to find suitable alternative employment in the event they decide not to trade from the refurbished market;
- Traders shall have a unit of similar size in the refurbished market as the existing market and during works being carried out;
- Traders shall have a 3-month licence fee-free period in the refurbished market and, following the end of this period;
- Traders shall not be subject to more than one (1) increase in the license fee per annum in respect to each licensed unit in the refurbished market thereafter;
- Existing traders should be able to relocate their unit within the refurbished market without incurring a cost (relocated equipment or stock to exclude any dangerous unlawful or unauthorised equipment not able to be accommodated within the refurbished market);
- Set the rent for market units at a rate consistent with rents being paid for units of a similar size and nature in the vicinity of the site;
- Market units to be let to local independent traders unless it can be demonstrated that despite having used reasonable endeavours and advertised the unit at a reasonable rate for a period of 3 months, a lease with a local independent trader has not been agreed.

Equalities baseline study and annual monitoring

- Local employment opportunities.

Reason: The Council would have refused the planning application in the absence of the section 106 agreement and at the time of this permission being issued the applicant was not able to bind the legal interests in the development site under the section 106 agreement. Development must not commence on any part of the development site until the legal interests in that part are bound under the section 106 agreement in order to mitigate any

potential risk and ensure that all existing traders, including those with protected characteristics, are provided with equal opportunity to continue to trade from the refurbished market

- 2 Subsequent to the completion of a Section 106 Agreement, the development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 3 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.

- 4 No later than six (6) months before commencement of the development hereby approved, to serve notice on the Qualifying Traders; and any other person operating a unit at the market of the phasing, including the completion and trading dates of the refurbished market.

Reason: To ensure that the proposed works are phased to minimise the disruption to existing occupants and avoid the temporary or permanent displacement of market traders.

- 5 No later than six (6) months before the commencement of the development hereby approved the phasing strategy for the development [notwithstanding the approved plans] shall be submitted to, and approved in writing, by the Local Planning Authority. The phasing strategy shall set out for each phase:
 - The area of the site covered by the phase;
 - A schedule of the works included in each phase;
 - Details of any temporary relocation of market stalls within the site as part of the phase, ensuring adequate space is provided for all the existing marking stalls at all times.

The development shall be implemented in accordance with the approved phasing strategy, unless agreed to in writing by the Local Planning Authority.

Reason: To ensure that the proposed works are phased to minimise the disruption to existing occupants and avoid the temporary or permanent displacement of market traders.

- 6 Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any of the relevant part of the development is commenced. Samples should include sample panels of brick types, balcony and roofing materials combined with a schedule of the exact product references. The development hereby authorised shall not be carried out otherwise than in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity in a Conservation Area.

- 7 No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition, either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to ensure that the effects of construction on amenity and the surrounding road network, are appropriately managed.

- 8 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities and the management thereof has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme should include warning signage and CCTV to deter fly tipping in accordance with the advice received from the Council's Waste Management Team. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to ensure that waste facilities are provided within defined spaces to the rear of the property, in the interests of encourage responsible waste disposal, to protect the amenities of the locality and safeguard the character and appearance of the conservation area in accordance with Policies DM4 'Provision and Design of Waste Management Facilities' of the DMDPD, SP6 'Waste and Recycling' of the Local Plan and D6 of the London

Plan 2021.

- 9 The entrance doors to the market, community centre and restaurants hereby authorised shall have a minimum width of 900mm, and a maximum threshold of 25mm.

Reason: In order to ensure that the shop unit is accessible to all those people who can be expected to use it in accordance with Policies DM2 'Accessible and Safe Environments' of the Haringey DMDPD.

- 10 Samples of materials and detailed plans of the design and external appearance of the retained buildings hereby authorised, including 1:20 elevation and sectional drawings of the bay windows; roof dormers; external windows; doors; shop fronts; samples of materials; roof lights; canopy; fascias; lighting and signage shall be submitted to and approved in writing by the Local Planning Authority before the appearance of any shopfront is changed. All shopfronts shall be installed in accordance with the approved details.

Reason: The submitted plans are considered to be insufficiently detailed to fully assess the quality of architectural of the proposed development on the visual amenity and conservation value of the area. More detailed plans are required to ensure that the development does not have an adverse impact on the character and appearance of the building or Conservation Area having regard to Policy HC1 of the London Plan (2021), Haringey Local Plan Policies SP11 and SP12.

- 11 The development hereby authorised shall comply with the aims and objectives of the Police requirement of 'Secured by Design' and 'Designing Out Crime' principles.

Reason: To ensure safe and secure development and reduce crime.

- 12 No part of the development hereby authorised shall be occupied a Delivery and Servicing Plan (DSP) has been provided to, and approved in writing by, the Local Planning Authority. The approved arrangements and facilities shall be permanently retained for the accommodation of vehicles of the occupiers, users, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not

prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

- 13** Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted and approved by the Local Planning Authority prior to the occupation of any part of the development hereby authorised, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

- 14** The development hereby authorised shall not be commenced until details of drainage works (including a programme for implementation) have been submitted to and approved by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development.

- 15** The development hereby authorised shall provide service covered storage for 20 bikes, the cycle parking shall be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards (LCDS), installed prior to occupation of the development hereby authorised and shall be subsequently maintained.

Reason: In order to promote a sustainable mode of travel and improve conditions for cyclists at this location.

- 16** The commercial uses hereby authorised shall not be open to the public before 0700 or after 0100 hours on any day.

Reason: In order to protect the amenity of adjoining residential occupiers.

- 17** Prior to the commencement of the development hereby approved, a demolition management plan detailing the method of demolition, all construction vehicle activity related to demolition works, noise, dust and vibration mitigation measures and suitable measures to enhance the external appearance of the site, including appropriate additional lighting, associated with the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority. Works of demolition associated with the development hereby authorised shall not be undertaken otherwise than in accordance with the approved management plan.

Reason: To protect the existing amenity of the surrounding area.

- 18** 20% of all commercial parking spaces hereby authorised shall be fitted with electric vehicle charging points (EVCP's), with a further 20% having passive provision.

Reason: To encourage the uptake of electric vehicles in accordance with London Plan (2021) Policy SI3.

- 19** The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
- provide details on all structures
 - accommodate the location of the existing London Underground structures and tunnels
 - accommodate ground movement arising from the construction thereof
 - and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

No part of the development shall be occupied until all the works identified in the approved design and method statements have been completed.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure.

- 21** All associated with the construction and maintenance of the proposed works and all loading and unloading must take place to the rear and away from the Transport for London Road Network (TLRN) public highway at all times. The bus stop and footway adjacent to the bus stop/ tube station entrance must not be blocked or obstructed at any time.

Reason: In order to protect the free flow and safety of traffic on the adjacent Transport for London Road Network (TLRN).

- 21** No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

- 22** Prior to installation details of the boilers to be provided for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

Reason: The Seven Sisters area is an air pollution hotspot area for nitrogen dioxide (NO₂) – pollution.

Informatives:

A. The development hereby authorised is subject to covenants contained within a planning obligation entered into pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).

B. As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

C. As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-2:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best

practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information:

www.thameswater.co.uk/advice

D. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

E. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

F. Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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:
<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.

