

Mr Sruli Lieberman
OCC Building a
105 Eade Road
N4 1TJ

12 December 2023

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

Case Reference HGY/2023/2031
Location 2 Wakefield Road, Tottenham, London, N15 4NL
Proposal Change of use of vacant lock-up garages (B8 Use Class) to office space (E Use Class).
Received 26 July 2023

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
WF.02.PR.02 – Proposed Ground Floor & Roof Plans		26 July 2023
WF.02.PR.03 – Proposed Elevations		26 July 2023
WF.02.EX.03 – Existing Elevations		26 July 2023
WF.02.EX.01 – Existing Block Plan		26 July 2023
WF.02.EX.02 – Existing Ground Floor & Roof Plans		26 July 2023
WF.02.PR.01 – Proposed Block Plan		26 July 2023
WF.02.EX.00 - Location Plan (Revised - received 22.08.2023)		23 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (5)

- 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 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 Any building permitted to be used as Office Space (Class E) is to remain in use as within the meaning of Class E of Schedule 1 to the Use Classes Order and for no other purpose, and shall at no point be converted to use Class C

Reason: In order to protect the residential nature of the surrounding area and maintain the site as use Class E

- 4 The cycle parking provided on site is to be covered and secure. Details of the proposed cycle store are to be provided to the council and approved in writing prior to occupation of the site.

Reason: To ensure that the cycle parking provided on site is safe and secure in line with Policy and Transport recommendations

- 5 By virtue of the high public transport accessibility of the site (PTAL 6a), and the presence of a Controlled Parking Zone (CPZ) nearby, the proposed development is to remain car free in accordance with DPD Policy DM32.

Reason: The site benefits from a high accessibility to public transport and provides adequate cycle parking, as such the requirement for on-site parking is not required.

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: 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: Details of Highway Agreement - Section 278

The applicant is advised that an agreement under Section 278 of the Highways Acts 1980 is required for the reinstatement of the footway from a vehicle crossover.

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 www.haringey.gov.uk/buildingcontrol.