

Miss Lauren Stoves
55 Wells Street
London
W1T 3PT

22 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/2023/1773
Location	Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal	Erection of a temporary Sales & Marketing Suite that allows flexible space for sales, exhibitions, offices, storage and events in connection with the marketing of residential development at St Ann's New Neighbourhood, together with parking, soft landscaping & ancillary works
Received	5 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
118PA002A Floor Plans.pdf	Floor plan	5 July 2023
118PA003A Elevations.pdf	Additional plans	5 July 2023
118-PA-001-C - Site Plan		12 December 2023
118-PA-006 - Proposed Section	118-PA-006 - Proposed Section	22 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 1 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.

- 2 The approved plans comprise drawing nos. 118-PA-001 Rev C – Block Plan; 118-PA-002 Rev A – Floor Plans; 118-PA-003 Rev A – Elevations; and 118-PA-006 – Proposed Section. 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.

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

- 3 The temporary sales and marketing suite shall not be used for any other purpose other than as a sales and marketing suite in connection with the delivery of the hybrid permission and must be demolished and removed by the expiry of a ten (10) year period commencing from and including the date of this permission.

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

- 4 The temporary sales and marketing suite shall not be occupied until such time that:

a) For pedestrian visitors, a pedestrian entrance onto St Ann's Road has been built and delivered in its permanent location as set out within the plans approved through Planning Permission Reference HGY/2022/1833; or

b) For vehicular visitors, the western access onto St Ann's Road to the north of the site has been built and delivered in its permanent location as set out in the highways works approved through Planning Permission Reference HGY/2022/1833.

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

Informatives:

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.