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12 January 2024

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

Case Reference HGY/2023/1662
Location Bhail Mansions, 77 Creighton Avenue, Hornsey, London, N10 1NR
Proposal Proposed Change of Use of the Outbuilding to a small cooking business premise. No structural changes proposed.
Received 22 June 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
Existing Elevations_77 Creighton Av Outbuilding_ChangeOfUse_June2023.pdf	Elevation (Front) - Existing	22 June 2023
FireStatement_77CreightonAv_Outbuilding_June2023.pdf	Fire Statement	22 June 2023
Planning Statement_Outbuilding_77 Creighton Av_June2023.pdf	Planning statement	22 June 2023
Site Location and Block Plan_77 Creighton Av Outbuilding_ChangeOfUse_June2023.pdf	The location plan	22 June 2023
Proposed Roof Plan_77 Creighton Av Outbuilding_ChangeOfUse_June2023.pdf	Roof Plan - Proposed	22 June 2023
Existing Plans_77 Creighton Av Outbuilding_ChangeOfUse_June2023.pdf	Floor Plan - Existing	22 June 2023
Existing Site Plan_77 Creighton Av Outbuilding_ChangeOfUse_June2023.pdf	Site/Block Plan - Existing	22 June 2023
Proposed Elevations_77 Creighton Av Outbuilding_ChangeOfUse_June2023.pdf	Elevation (Front) - Proposed	22 June 2023
Proposed Groundfloor Plan_77 Creighton Av Outbuilding_ChangeOfUse_June2023.pdf	Additional plans	22 June 2023
Proposed Site Plan_77 Creighton Av Outbuilding_ChangeOfUse_June2023.pdf	Block plan of the site	22 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 1 The hereby approved development is granted only for a temporary period, being 24 months from the formal decision notice. Following this date the use shall revert back to its last lawful use, unless otherwise agreed in writing with the local planning authority.

Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation

- 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 The premises/ site shall be used as a “a small cooking business premises” and for no other purposes (including any other purposes within the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In granting this permission the Local planning authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

- 4 The primary activities associated with this use hereby approved shall not be operated before 08.00 or after 18.00 on Monday to Saturdays and not at all on Sundays and Public Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017

- 5 The ancillary activity with the ‘Supper Club’ uses shall be limited to 12 events within a calendar year for not more than 10 people (on an invited guest basis) and shall not be operated before 17.00 or after 23.00 on Monday to Saturday and not at all on Sundays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development

Management DPD 2017.

- 6 The use of this building as a 'small cooking business premises' shall not be open to the general public for the consumption of food on the premises or for the consumption of food by means of a pick-up/ takeaway service.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

- 7 The rating level of noise emitted from the site shall not exceed the existing background noise level as determined at the nearest noise-sensitive premises, with measurements and necessary assessment made in accordance with the provisions of BS4142: 1997.' Equally no amplified music or other amplified noise source shall be played within the building and site at any time.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Mechanical Extract Ventilation

Any mechanical extract ventilation or other associated equipment installed in or on the building must be designed so as not to cause a nuisance through noise, vibration, or fumes. The grant of planning permission does not obviate the need to comply with relevant environmental protection legislation, nor imply that these other approvals will be given. The Council's Environmental Health Services (tel. 020 8489 1000) should be contacted on the detail of any such mechanical extract ventilation or equipment to be installed. Any new extraction/ventilation equipment requires planning permission. It is also pointed out that any changes to plant or equipment required to comply with other legislation may require further planning permission.

INFORMATIVE: Food Safety and other requirements

The applicant is advised to contact the Council's Environmental Health Services (tel. 020 8489 1000) regarding the provision of adequate sanitary facilities, refuse storage facilities, fire requirements and compliance with the Food Safety

(General Food Hygiene) Regulations 1995 that may be required in conjunction with this approval.

- 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.