

Mr Lawrence Walton  
171 High Street  
Rayleigh  
United Kingdom  
SS6 7QA

17 January 2024

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

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2022/4173</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Location</b>       | <b>Pacific House, Vale Road, London, N4 1QE, London</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Proposal</b>       | <b>S.73 (minor material amendment) application to vary condition 2 (approved drawings) of planning permission HGY/2017/2172, approved through appeal APP/Y5420/W/19/3220232, for third floor roof extension to accommodate new offices (B1) use and amalgamation of existing flats 26 &amp; 27 and insertion of rear windows. Amendments to allow additional height for lift overrun to roof; alteration of second floor front window and front entrance; insertion ground floor side doors; relocation of cycle storage; and alterations to façade detailing.</b> |
| <b>Received</b>       | <b>18 November 2022</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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       |
|-----------------------------------------------------|-------------------|------------|
| FRNT_21.689_200_P3_Proposed Front Elevation_A3      |                   | 5 May 2023 |
| FRNT_21.689_201_P2_Proposed Rear Elevation_A3       |                   | 5 May 2023 |
| FRNT_21.689_206_P1_Proposed Light Angles_A3         |                   | 5 May 2023 |
| FRNT_21.689_210_P2_Proposed Ground Floor Plan_A3    |                   | 5 May 2023 |
| FRNT_21.689_212_P2_Proposed Second Floor Plan_A3    |                   | 5 May 2023 |
| FRNT_21.689_213_P2_Proposed Third Floor Plan_A3     |                   | 5 May 2023 |
| FRNT_21.689_202_P2_Proposed South-West Elevation_A3 |                   | 5 May 2023 |
| FRNT_21.689_203_P2_Proposed North-East Elevation_A3 |                   | 5 May 2023 |
| FRNT_21.689_205_P1_Proposed Section BB_A3           |                   | 5 May 2023 |
| FRNT_21.689_204_P2_Proposed Section AA_A3           |                   | 5 May 2023 |
| FRNT_21.689_211_P2_Proposed First Floor Plan_A3     |                   | 5 May 2023 |
| FRNT_21.689_214_P1_Proposed Roof Plan_A3            |                   | 5 May 2023 |
| FRNT_21.689_Statement of Amendment_A4_MAR.2023      | Approved Drawings | 5 May 2023 |

*Robbie McNaugher*

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Conditions: (5)**

- 1 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.

- 2 The development hereby approved shall use the approved materials for the external surfaces of the development approved under HGY/2020/2286 and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: In order to retain the visual amenity of the area.

- 3 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities, as well as secured cycle storage has been submitted to, and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: To ensure suitable and sustainable amenity in the area.

- 4 No development of the extensions hereby permitted shall take place until the additional residential window(s) and amended floorplan of the existing residential flats has been completed.

Reason: To ensure the residential amenity of the existing flat.

- 5 The forecourt layout and parking management shall be in accordance with the details approved under HGY/2022/4423 and shall be retained as such thereafter, unless otherwise approved.

Reason: In the interest of highway safety.

**Informatives:**

**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.

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: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £30,368.52 (618sqm x £35 x 1.404). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

It is noted that demolition has occurred since the original permission but CIL will be chargeable at the rate of that permission. There is some debate as to whether the area marked "void" at first floor of the "existing" plan was floorspace. It should be noted that there were no windows and that this is now demolished, so the "existing" plan seems most reliable for chargeable floor area.

- 1 You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent)
- 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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).