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14 February 2024

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

Case Reference HGY/2022/4003
Location Land to the East of Cross Lane, Hornsey, London, N8 7SA
Proposal Change of use of Commercial Units 2, 3 and 4 (Ground & First Floor Block A) from Business & Offices/Dentist (Use Classes B1a/D1) to Commercial, Business and Service (Use Class E)
Received 4 November 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
352PA03 drawings 18102022-4.pdf	Block plan of the site	4 November 2022
352PA0301.pdf	The location plan	4 November 2022
352PA03 drawings 18102022.pdf	Mixed/Combined Plans	4 November 2022
Cross Lane Planning Statement November 2022.pdf	Additional plans	4 November 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 1 The development hereby authorised must be begun not later than the 2³ 4⁴ 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 development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
Drawings
352.PA.03.01, 352.PA.03.04, 352.PA.03.05
Documents
Planning Statement prepared by Bloomfields Chartered Town Planners dated November 2022

- 3 Details and the siting of cycle parking and supporting provision for showers and lockers in line with the London Plan (2021) – Cycle Parking and designed in line with the London Cycle Design Standards for specific occupiers of each unit shall be submitted to and approved by the local planning authority and thereafter shall be implemented in accordance with the approved scheme and before the use of the commercial unit first commences.

Reason: Given the wide range of uses / occupiers permitted with Class E, to ensure suitability of occupier specific provision to promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycle Design Standard.

- 4 The use of each unit (Unit 2,3, and 4) hereby permitted shall not be operated before 07:30 hours or after 22:00 hours Monday to Saturday and before 07:30 hours or after 21:00 hours Sunday and Bank 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 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any

statutory instrument revoking and re-enacting that Order, the commercial units shall be occupied by flexible Use Class E only and shall not be used for any other purpose, unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises in the interest of the amenities of the area in line with DM1 of the Haringey DM DPD 2017.

- 6 A Noise Management Plan (NMP) setting out how noise levels from inside the premises will be minimised/managed shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of each commercial unit. The NMP shall identify measures to reduce the impact of the noise on the amenity of neighbouring and surrounding residents. Noise management measures will need to include details of any ventilation or extraction systems

The NMP shall be submitted to and approved prior to the commencement of the use to which this consent relates. The NMP shall be fully implemented and operated at all times in accordance with the approved details.

Reason: In order to safeguard the amenity of surrounding residents.

- 7 All deliveries and servicing of the use hereby approved shall be carried out in accordance with the approved Delivery and Service Plan (DSP) prepared by NRG consulting dated March 2019 under planning reference HGY/2019/2017

- 1 You can find advice in regard to your rights of appeal at:
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) 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.