

Planning Covering Statement

March 2024

718- 722 Seven Sisters Road, Tottenham, London N15 5NE

This application follows prior approval approved by Haringey Council on 14th April last year- planning ref: HGY/2022/2787. That confirmed that prior approval was granted for the addition of four residential flats(Use Class C3) on top of the existing commercial premises (Use Class E).

Conditions on Decision Notice and within Statutory Legislation.

The Decision Notice confirms the imposed conditions and there are two pre-commencement conditions, those being Condition 4 (Cycles) and Condition 5 (Refuse & Waste).

Condition 4

No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

The area to the rear of the building is accessed through the existing entrance off Gourley Street. This secure area provides enough space for 8 cycles spaces which will be contained within a shelter to provide cover from the elements. The racking system within allows the cycles to be chained to it securely providing a further level of security beyond the locked front door. See submitted plan of the ground floor for details and location.

Condition 5

No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities 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.

Within the entrance undercroft there is sufficient space for bespoke bin stores to be installed. These will provide space for one general waste wheelie bin and one recycling wheelie bin per flat. This area will be naturally ventilated through to the bike store area.

Condition AB.2-(5)

The Statutory Instrument 2020 No.755 allows under Permitted Development subject to Prior Approval of the Haringey Council by virtue of Schedule 2, Part 20, Class AB of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO') for addition of new dwellinghouses (Class C3) above commercial terraces (Class E) but subject to standard conditions. Condition 5 reads:

Any development under Class AB is permitted subject to the condition that before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.

Accordingly, a full Construction Management Plan has been submitted covering these points required, namely construction hours, noise, dust, vibration and traffic.