

Mr Gus Alexander  
70 Cowcross Street  
London  
United Kingdom  
EC1M 6EJ

13 March 2024

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

**Case Reference** HGY/2023/1516  
**Location** All Saints Church Of England Church, Church Road, Hornsey,  
London, N6 4QH  
**Proposal** Demolition of an existing timber shed and erection of a new  
detached crèche building within the church grounds.  
**Received** 9 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          |
|--------------------------------------------------------|------------------------|---------------|
| All Saints Tree Survey.pdf                             | Tree survey            | 9 June 2023   |
| 001_All Saints_Loc Plan.pdf                            | The location plan      | 9 June 2023   |
| 004-009_AllSaints_Ex Elevs.pdf                         | Additional plans       | 9 June 2023   |
| 014-023_AllSaints_Prop Elevs.pdf                       | Additional plans       | 9 June 2023   |
| 002-003_AllSaints_Ex Plans.pdf                         | Block plan of the site | 9 June 2023   |
| 010-013_AllSaints_Prop Plans.pdf                       | Floor plan             | 9 June 2023   |
| ALL SAINTS CHURCH - LANDSCAPING SCHEME - NOVEMBER 2023 |                        | 13 March 2024 |

*Robbie McNaugher*

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

**Conditions: (7)**

- 1** The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 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** No works on the exterior of the building shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

A schedule of the materials to be use and their specification should be submitted in writing to the LPA. Arrangements should be made for the viewing of the samples on site.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 4** The number of children on site is limited to a maximum of 21. The number of staff on site will be 4.

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. Also, the number of children will be limited in accordance with the size of the property in accordance with Policy DM51 of The Development Management DPD 2017.

- 5** The development shall not be occupied until details of 4 cycle parking spaces have been submitted and approved in writing by the Local Planning

Authority and thereafter the spaces shall be permanently retained for the lifetime of the development.

Reason: To provide for the provision of adequate cycle storage in compliance to Policy T5 of the London Plan 2021

- 6 The identified new planting of trees as listed and shown in details submitted shall be planted accordingly in the first planting season after completion of the works hereby approved or before the completion of the works, with any tree that dies, is removed or becomes damaged or diseased within a period of five years from planting, being replaced and maintained thereafter.

Reason: In order to maintain a suitable setting for this house and in the interests of visual amenity and preserving the character and appearance of the Conservation Area, consistent with Policies G7 and HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM34 of The Development Management DPD 2017, as well as the Highgate Neighbourhood Plan.

- 7 The use of the premises as a nursery/ daycare facility permitted shall not be operated before 08:00 or after 18:00 for children (before 07:00 or after 19:00 for staff) on Monday to Saturday (excluding Bank/Public Holidays) and not at all on Sundays and Bank/Public Holidays.

Reason: To facilitate the beneficial use of the premises of the premises whilst ensuring the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017.

#### **Informatives:**

INFORMATIVE: 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.

- 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](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).