

14th March 2024

Planning Statement
23 & 23a high Street Hornsey, N8 7QB

Lawful Development Certificate - Existing use

This statement is in support of a lawful development certificate to confirm the development has lawfully commenced.

Planning permission was granted in 2020 via application reference number: HGY/2020/0590

Pre-commencement condition applications for sign off were all submitted in good time although there have been some delays, outside our control, in getting all the decisions through.

Conditions N°14 & 16 were submitted and approved under ref: HGY/2023/1040 (appendix A)

Conditions N° 3, 4, 5, 6, 7, 8, 13, 18 & 19 were submitted on 23/5/23 under ref: HGY/2023/1371.

The site owners had the foundation footings put in prior to the expiry of the 3 years on the original planning consent. This is evidenced by the attached photos of footings, invoice of labour and initial notice served by the approved inspectors, Cook Brown (appendix B).

Willing to confirm the lawful implementation of the works, the local planning authority have advised a lawful development certificate would be the most appropriate mechanism to provide a confirmation that the works are lawful and can continue.

Therefore we are keen to work pro-actively with the local authority and look forward to receiving a lawful development certificate in due course.

Yours sincerely,

Kurt Gander-Howe

For and on behalf of KGH Studios Ltd

E: info@kghstudios.com | T: 07891607497

www.KGHStudios.com

**Planning, Building Standards &
Sustainability Service**



Mr Kurt Gander-Howe
66 Western Road
Brentwood
CM144SS

16 October 2023

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

Case Reference HGY/2023/1040
Location Car Dealership, 23-23A High Street, Hornsey, London, N8 7QB
Proposal Approval of details pursuant to conditions 14a) (Investigation Report & Covering Statement) and 16 a), b), c), d), (Written Scheme of Investigation) of planning permission with re: HGY/2020/0590 dated 06/01/2021.
Received 17 April 2023

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby GRANT their approval of this application received on the above date.

Title	Description	Date
Condition 16 WSI.pdf	Other relevant information	17 April 2023
Ground Investigation Report Rev - No. 23 High Street, Hornsey_Part1		21 July 2023
Ground Investigation Report Rev - No. 23 High Street, Hornsey_Part2		21 July 2023
Ground Investigation Report Rev - No. 23 High Street, Hornsey_Part3		21 July 2023
Ground Investigation Report Rev - No. 23 High Street, Hornsey		21 July 2023
Ground Investigation Report Rev - No. 23 High Street, Hornsey		4 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

HGY/2023/1040

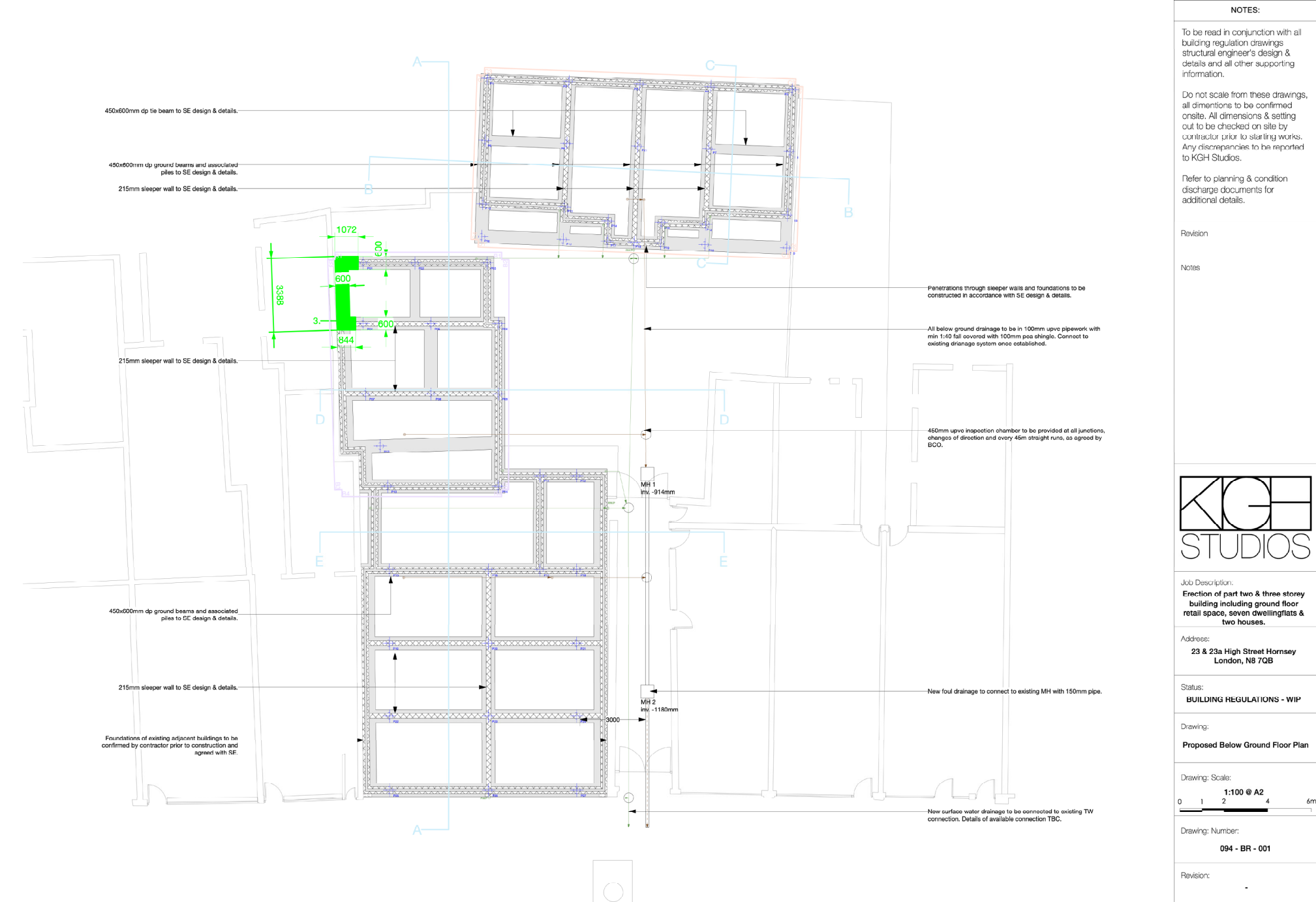
1 of 2

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Appendix A - Photos of footings



Appendix A - Footing position in relation to wider works.





Invoice

Date: 14th November 2023
Invoice: CD1

VAT Number: 164 4027 25

To: Paramount UK Holding Ltd
154 Colney Hatch Lane
LONDON
N10 1ER

From: Mark Cohoon
N8 PS Ltd
The Pages
2 Sutton Road
N10 1HB

Job	Invoice	Payment Terms	Due Date
Foundation (TPI)	CD1	By Return	14/02/2023

Qty	Description	Unit Price	Line Total
1.00	As per KGH studio plan drawing layout in green		
1.00	Mark out, excavate, inspect and backfill	2,400.00	2,400.00
		VAT	£480.00
		Total	£2,880.00

Make payment by BACS payment to Barclays Bank N8 Property Solutions Account No: 83148696 Sort Code: 20-98-21

Thank you for your business!

Initial Notice

Section 47 of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) Regulations 2010 ("The Regulations")

Our Ref: LN49370/JD/CC

1	FAO Building Control Local Authority LONDON BOROUGH OF HARINGEY Address LEVEL 6 RIVER PARK HOUSE, 225 HIGH ROAD, WOOD GREEN, LONDON, N22 8HQ
1	This notice relates to the following works:- Description of work DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A MIXED-USE SCHEME AT PART TWO AND PART THREE STOREYS IN HEIGHT (WITH ACCOMMODATION IN THE ROOFSpace) PROVIDING RETAIL FLOORSPACE (CLASS A1) AT GROUND FLOOR LEVEL, TOGETHER WITH 7 RESIDENTIAL FLATS (CLASS C3) AND 2 RESIDENTIAL HOUSES (CLASS C3), WITH ASSOCIATED CYCLE PARKING, LANDSCAPING AND ANCILLARY WORKS. NOTE: Any works involving gas or oil fired appliances should be certified by the relevant competent persons scheme (GAS SAFE for example) and are not included in this application. A separate compliance certificate should be requested from the installer or contractor responsible for that work. Site Address 23-23A HIGH STREET, HORNSEY, LONDON N8 7QB
2	The approved inspector in relation to the work is:- Cook Brown Building Control Ltd Unit 4 Middle Bridge Business Park, Bristol Road, Portishead, Bristol BS20 6PN
3	The person intending to carry out the work:- Name CHAPMAN DEVELOPMENTS LTD Address 154 COLNEY HATCH LANE, MUSWELL HILL, LONDON, N10 1ER
4	The work does concern a new dwelling.
5	With this notice are the following documents, which are those relevant to the work described in this notice:- (a) In the case of the erection or extension of a building, a plan to scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement – (i) as to the approximate location of any proposed connection to be made to a sewer, or ~~(ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or any waste water treatment system or cesspool;~~ (b) In the case of a new dwelling – (i) a statement whether or not one or more, and if so which, of the following optional requirements in the Building Regulations 2010 applies to the building work – (aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day),