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9 April 2024

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

Case Reference HGY/2023/2184
Location 40a-44 Tottenham Lane, Hornsey, London, N8 7EA
Proposal Retrospective application for erection of a ground floor rear canopy, with proposed alterations to enclose the rear face of the canopy to create a single storey rear extension, alterations at rear ground floor level and amendment to an extraction flue (revised description).
Received 11 August 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
N9VIE2 block plan		14 August 2023
N9VIE2 Existing Ground Floor Plan	Existing Ground Floor Plan (Rev A)	8 September 2023
N9VIE2 Pre-existing ground floor plan	Rev A	8 September 2023
N9VIE2 Existing first floor plan	Existing First Floor Plan	14 September 2023
1043-14 07 WIP		29 January 2024
1043-35 Rev 07 WIP Proposed side elevation		29 January 2024
1043-12A rev. 07 dated 29.1.24 Proposed Ground Floor Plan		31 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (5)

- 1** Within 3 months of the date of this planning consent, the works as shown in the approved plans and details, including the enclosure of the canopy to create a rear extension, and enclosure of the extract duct, shall be carried out in their entirety unless otherwise agreed in writing with the Local Planning Authority. The extract equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of neighbouring residences, in accordance with policies D6 and D14 of the London Plan 2021, and policy DM1 of the Haringey Development Management DPD 2017.

- 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** The use of the extension of the ancillary gymnasium café hereby approved by customers shall be limited to the following hours of operation:

07:00-19:00 Monday to Sunday, and Bank Holidays

Reason: In the interest of protecting the amenities of neighbouring residential occupants, in accordance with policy D14 of the London Plan (2021) and policy D1 of the Haringey Development Management DPD (2017).

- 4** The area to the rear of the extension hereby approved shall not be used by customers of the café or other users of the gym.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

- 5** The noise level from plant/equipment shall at all times remain 5dB(A) below background levels when measured from the nearest nearby residential window or other noise sensitive receptor.

The plant/equipment shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Notwithstanding condition 1, the applicant is advised to liaise with the Council Planning Enforcement Team with immediate effect to negotiate a timescale to carry out the works to remedy the breach of planning legislation. Failure to carry out the works as approved within the agreed timescale may result in the issue of a planning enforcement notice and enforcement action being taken by the Local Planning Authority.

- 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) 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.