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The Studio
28 Killyon Road
London
SW82XT

3 May 2024

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

Case Reference HGY/2024/0028
Location 1 Townsend Yard, Hornsey, London, N6 5JF
Proposal Demolition and re-building of the existing glasshouse together
with some minor modifications to the site entrance area.
Received 4 January 2024

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
PL 0004	Proposed Site Plan	4 January 2024
PL003	Existing Plans & Elevations	4 January 2024
PL007	Proposed Sections	4 January 2024
PL 009	Proposed East/West Elevations	4 January 2024
PL001	Location Plan	4 January 2024
PL006	Proposed Roof Plan	4 January 2024
PL005	Proposed Ground Floor Plan	4 January 2024
Design and Access/Heritage Statement by smerinarchitects 19 December 2023		4 January 2024
PL002	Existing Site Plan	4 January 2024
PL008	Proposed North/South Elevations	4 January 2024
A1005 Materials-Finishes Data Sheet		4 January 2024
Omved Glasshouse Construction Management Plan by Tom Robinson 01/24/2024		2 February 2024
Arboricultural Impact Assessment and Method Statement by Arbortrack Systems Ltd jwmb/rpt2/OmVed/AIAAMS		22 February 2024

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www.haringey.gov.uk

Bioscan Ecological Appraisal E1587e/R1 March 2024
DAS Landscape Strategy Rev. A 20 December 2023

8 March 2024
10 April 2024

PL010

23055-LON-XX-XX-D-C-9501 P02

23055-LON-XX-XX-D-C-9500 P02

PL013

PL 011

PL 012

Proposed Site
Plan - Construction 23 April 2024
Site Layout
Swept Path
Analysis Concrete Mixer 23 April 2024
Swept Path
Analysis Small Mobile Crane 23 April 2024
Proposed
East/West Elevations - With Existing Massing 24 April 2024
Proposed Ground
Floor Plan - With Existing Footprint 24 April 2024
Proposed
North/South Elevations - With Existing Massing 24 April 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (12)

- 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 The replacement glasshouse hereby approved shall solely be used in conjunction with the existing use of the site for events/educational purposes principally for matters of environmental awareness (Sui Generis) and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ensuring that the development is not used for purposes that may result in an unacceptable impact on residential amenity, highway and parking or other conditions in the locality that cannot be controlled.

- 4 No external lighting shall be installed in association with the proposed development prior to the submission of a lighting scheme for the external areas (including affixed on the building) within the site has first been submitted to and agreed in writing by the Local Planning Authority. The details shall include details of the intensity of light emissions (including the surface area to be illuminated), detailed drawings of the proposed lighting columns and fittings and any measures for mitigating the effects of light pollution. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential amenity and limits habitat disturbance, in accordance with policies DM1, DM2 and DM23 of the Haringey Development Management DPD (2017).

- 5 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 10 cycle parking spaces have been installed for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 6 Prior to first use/occupation of the development, the Electric Vehicle Charging Point as shown on the approved plans shall be installed and be fully operational, and maintained as such for the lifespan of the development.

REASON: In the interests of encouraging more sustainable forms of travel in the District, in accordance with policy T6 of the London Plan (2021) and DM32 of the Haringey Development Management DPD (2017).

- 7 No development shall take place, including any works of demolition, until a Construction Logistics and Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved: a) Routing of excavation and construction vehicles, including a response to existing or known projected building works at other sites in the vicinity and local works on the highway. b) The estimated number and type of vehicles per day/week. c) Estimates for the number and type of any parking suspensions that will be required. d) Details of measures to protect pedestrians and other highway users from construction activities on the highway. e) The undertaking of a highway dilapidation survey before and after completion. f) The implementation and use of the Construction Logistics and Community Safety (CLOCS) standard. g) The applicant will be required to contact LBH Highways to agree condition on surveys. h) Site logistics layout plan, including turning movements, and closure of footways. i) Swept path drawings.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with

Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 8** Notwithstanding the details shown in the approved plans, the development shall not progress above ground level until a scheme for the hard and soft landscaping of the development, to include details of protection of trees to be retained, planting, and hard surfacing materials, has been submitted to, and agreed in writing by the local planning authority. Soft landscaping works shall include: planting plans written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes, and proposed numbers/densities and an implementation programme. The scheme shall also include details of any new tree planting. The development shall be carried out in accordance with the approved scheme or any amendment or variation to it as may be agreed in writing by the local planning authority and maintained in accordance with the approved scheme.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 9** The development shall be carried out in accordance with the tree protection measures outlined within approved document 'Arboricultural Impact Assessment & Method Statement by Arbotrack Systems Ltd Ref: jwmb/rpt2/OmVed/AIAAMS 14th February 2024.'

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 10** Prior to occupation of the development, details of ecological enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures (which could include, for example, bat boxes, bird boxes and bee bricks), a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats. The development shall accord

with the details as approved and all details shall be retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, S11 and S12 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

- 11** Prior to the commencement of the development, a Site Waste Management Plan /Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority. It shall demonstrate

- 1) how all materials arising from demolition and remediation works shall be considered for reuse and/or recycled
- 2) how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life
- 3) opportunities for managing as much waste as possible on site
- 4) adequate and easily accessible storage space and collection systems to support recycling and re-use
- 5) how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy
- 6) how performance will be monitored and reported

Reason: To ensure the development promotes the circular economy outcomes and supports the London Plan aim for net-zero waste in accordance with Policy SI 7 of the London Plan (2021).

- 12** Prior to commencement of all works on site, an energy strategy shall be submitted to and approved in writing by the local planning authority. The energy strategy shall demonstrate the energy efficiency measures/features and renewable energy technology, and overall level of onsite regulated CO2 reductions over building regulations that would be achieved by the development. The development shall be carried out in accordance with the approved strategy.

Reason: To ensure an energy efficient form of development, to comply with Policy SI2 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 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: 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) 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.