

Mr Samuel Wilkie
1A Muswell Hill
London
United Kingdom
N10 3TH

14 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/2023/1854
Location	412 Muswell Hill Broadway, Hornsey, London, N10 1DJ
Proposal	Redevelopment of existing first and second floor of front block and first floor of rear block, including demolition. Change of use of front block first and second floor and portion of rear block first floor of existing building to residential use, to provide 7 flats above the commercial unit, located at the ground floor and rear portion of 1st floor. Works include refuse, cycle, amenity space, changes to elevations and removal of service lifts.
Received	12 July 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
Proposed Site Plan .pdf	Block plan of the site	12 July 2023
2017-335-513-C _ Section J - Proposed Setting Out	Received 24/11/2023	27 November 2023
Proposed Drawings - P2	Received 1 December 2023	4 December 2023
BE2521 - Energy Statement - 412 Muswell Hill	Received 2/2/2024	5 February 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (11)

- 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** Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4** Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the works begins on site. The works shall not be carried out otherwise than in accordance with the details thus approved:

Details of the fenestration to the front/street elevation, in specific precise specifications/cross-sectional drawing of window frames, colour, glazing bars, reveal and cills.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development

Management DPD 2017.

- 6 Prior to the occupation of the development, final 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 14 long-stay and 2 short-stay cycle spaces, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 7 Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

- 8 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) programme of works
 - b) parking and management of deliveries to the site (including hours of delivery, taking into account adjoining Royal Mail Delivery Office use)
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials
 - e) scaffolding, skips, hoarding and hoists as needed over or on the highway
- have been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: 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.

- 9 Details of any communal television system/satellite dish to be installed at the development must be submitted to, and approved in writing by the Local Planning Authority prior to installation. The development shall be undertaken in accordance with the approved detail.

Reason: To mitigate the possibility of numerous satellite dishes being installed on the building hereby approved, in the interests of the visual appearance of the development, in particular, and the locality in general.

- 10 Notwithstanding the details shown on the plans and documents hereby approved, a plan showing details of balustrades/privacy screen to the first floor and second floor roof terraces/balconies shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the works begins on site. Development shall be carried out in accordance with the approved details prior to the first use of the balcony/terrace areas and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 11 Precise details of any plant equipment to be installed in connection with the residential units hereby approved must be submitted to, and approved in writing by, the Local Planning Authority prior to installation. The equipment must be effectively operated and maintained for so long as the use continues; unless otherwise agreed in writing by the Local Planning Authority.

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.

- 12 The development hereby approved shall be constructed in accordance with the Energy Statement prepared by 'Build Energy Ltd' (dated 1 February 2024), delivering a 22% improvement on carbon emissions over 2021 Building Regulations Part L. The development shall be carried out strictly in accordance with the details so approved and shall be maintained and retained as such thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and Local Plan Policy SP4 and DM21.

Informatives:

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: 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.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Fire Safety

The submission/approval of this planning application does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations, with such a matter needing careful consideration in the context of these 4 new units and the existing units/ residents within this building.

INFORMATIVE: Asbestos

The applicant must ensure any issue with dust where applicable is adequately addressed so as to minimise the effects of the demolition work on the existing AQ and any other nearest sensitive receptors.

INFORMATIVE: Dust

Prior to the demolition or construction on the existing land, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

- 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.