

Mr John Buckingham
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Hackney
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31 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/2024/0639
Location	St Michaels School, North Road, Hornsey, London, N6 4BG
Proposal	Proposed change of use of the existing caretakers house from residential (Use C3) to education use (Use Class F1) in order to provide a new school office and reception area, the reordering of the nursery and reception year classrooms to provide additional nursery spaces, two new door openings in the front elevation of the caretakers house and main hall, the demolition and removal of partition walls in halls 1 and 2, and landscape works including new ramp access and new secure fences and gate. (See linked application for listed building consent (Ref: HGY/2024/0707).
Received	8 March 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
A.00.10 – Proposed Landscape Plan		8 March 2024
Design and Access Statement (Part 2 of 2) – February 2024		8 March 2024
A.04.10 – Proposed Elevation (CC)		8 March 2024
A.00.8 – Proposed Block Plan		8 March 2024
A.00.5 – Proposed Site Plan II		8 March 2024
A.00.7 – Proposed Block Plan		8 March 2024
A.04.12 – Proposed Elevations (EE and HH)		8 March 2024
A.04.8 – Proposed Elevation (AA)		8 March 2024
A.04.11 – Proposed Elevation (DD)		8 March 2024
A.00.4 – Proposed Site Plan I		8 March 2024
A.04.13 – Proposed Elevation (FF)		8 March 2024
A.00.11 – Proposed Drop Off Upgrades		8 March 2024
A.04.9 – Proposed Elevation (BB)		8 March 2024
A.01.6 – Proposed Ground Floor Plan		8 March 2024

A.03.2 – Proposed Section (AA)
A.00.6 – Proposed Site Access and Security Plan
A.04.14 – Proposed Elevation (GG)
Design and Access Statement (Part 1 of 2) – February 2024
A.00.12 Proposed Landscape Plan New Boundary Treatment
A.00.13 Proposed Landscape Plan New Boundary Treatment II
A.00.14 Proposed Landscape Plan New Ramp Access

8 March 2024
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8 March 2024
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10 April 2024
10 April 2024
10 April 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 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** Prior to the installation of the relevant elements of the approved scheme, further details, including detailed drawings, sections, material specification, including samples where necessary, to confirm the detailed design and materials of the:

- a) New external doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external doors at an appropriate scale;
- b) The proposed ramp stair and associated railing;
- c) All new fencing, walls and gates;
- d) Any other external materials to be used; and
- e) A method statement specifying works to mend the fabric of the listed building affected by demolitions and removal of existing fixtures and building fabric.

Shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and NPPF 2023.

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.

- 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.