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London
SW17 8QY

9 July 2024

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

Case Reference HGY/2024/1107
Location 718-722 Seven Sisters Road, Tottenham, London, N15 5NH
Proposal Application to determine if prior approval is required for a
proposed: Change of use from Commercial, Business and
Service (Use Class E) to Dwellinghouses (Use Class C3)
Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended) - Schedule 2, Part 3, Class
MA
Received 19 April 2024

Haringey Council, as local planning authority, hereby confirm that prior approval is REQUIRED and APPROVED for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority.

Title	Description	Date
P2406-RES-ZZ-ZZ-DR-A-1062-Existing Side Elevation-P01		19 April 2024
P2406-RES-ZZ-ZZ-DR-A-1200-Proposed Ground Floor Plan-P01		19 April 2024
P2406-RES-ZZ-ZZ-DR-A-1100-Existing Site Plan-P01		19 April 2024
P2406-RES-ZZ-ZZ-DR-A-1000-Existing Ground Floor Plan-P01		19 April 2024
P2406-RES-ZZ-ZZ-DR-A-1060-Existing Front Elevation-P01		19 April 2024
P2406-RES-ZZ-ZZ-DR-A-1061-Existing Rear Elevation-P01		19 April 2024
P2406-RES-ZZ-ZZ-DR-A-1001-Existing First Floor Plan-P01		19 April 2024
P2406-RES-ZZ-ZZ-DR-A-1201-Proposed First Floor Plan-P02		21 June 2024
P2406-RES-ZZ-ZZ-DR-A-1202-Proposed Second Floor Plan-P02		21 June 2024

Robbie McNaughton

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (10)

- 1** The development must be completed within a period of 3 years starting with the date of this decision.

Reason: To comply with Article 3, Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2** The prior approval hereby approved must be carried out only in accordance with the plans as numbered above.

Reason: To comply with Article 3, Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3** The accommodation hereby approved shall be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: To comply with Article 3, Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 4** The development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with the approved plans by the Local Planning Authority for the secure, covered and well-lit parking storage of 15 bicycles within the development site. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023.

- 5** The development hereby permitted shall commence until a scheme detailing the proposed waste and recycling management arrangements has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and maintained thereafter at all times.

Reason: In the interests of amenity and to ensure the appropriate provision

of waste infrastructure.

- 6 The development hereby permitted shall not commence until details of the existing party ceilings/floors and walls construction and any measures to be undertaken to upgrade the acoustic performance of the structure, have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of the development. The level of sound insulation provided between residential and commercial use should be adequate for all types of uses permitted under Planning and should comply with building regulations.

Reason: To ensure that the impacts of noise from commercial premises on the intended occupiers of the development is satisfactory.

- 7 Prior to the occupation and any demolition/construction work on the existing building, 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. Where there is a need for any asbestos removal on the site, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 8 The development hereby permitted shall not be commenced until the following, in consultation with London Underground, have been submitted to and approved in writing by the local planning authority which:
- Provide building load change details
 - Mitigates the effects of noise and vibration arising from the adjoining railway operations and maintenance within their structures and land.
 - No claims to be made against TfL or LU by the Local Authority (e.g. Haringey), purchasers, tenants, occupants or lessees of the development for any noise or vibration resulting from LU running, operating and maintaining the adjacent railway.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure in accordance with the London Plan 2021 T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 9** The development hereby approved shall not commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include details of the following relevant measures:
- I. A description of the demolition and construction programme which identifies activities likely to cause high levels of noise and disturbance;
 - II. Site logistics arrangements;
 - III. Details regarding parking, deliveries, and storage;
 - IV. Details regarding dust and noise mitigation measures to be deployed;
 - V. Details of any boundary hoarding;
 - VI. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area, on users of the Parkland Walk and safety of the highway network, and
 - VII. Details of a named person for residents to contact.
- 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
- 10** Within 3 months of commencement of the development hereby approved and prior occupation of any of the hereby approved homes, details of a scheme for securing the development as "car free" shall be submitted to the LPA for approval. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted. Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy T6 of the London Plan 2021.

Informatives:

INFORMATIVE: Residential Use Only

In addition to restrictions of condition 3 above the applicant is reminded that any conversions under Class MA must be for residential use only and cannot be converted to an HMO.

INFORMATIVE: Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

INFORMATIVE: External alterations

The consent hereby approved relates only to the change of use, any external alterations to the building to facilitate the change of use which as 'operational development' require express permission.

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.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.