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12 September 2024

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

Case Reference	HGY/2023/2298
Location	88-96 High Road, Wood Green, London, N22 6HE
Proposal	Change of use of first floor from class E (offices) to College, Class F1 (Non-residential education institute)
Received	24 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
VD-0101 001 (Pre-existing first floor plan)		24 August 2023
L100 Lease Plan – First Floor Office		24 August 2023
L001 Location Plan		24 August 2023
Framework Travel Plan by TPA June 2024		19 June 2024
Bellmont College Planning Statement by Turley Associates 30.07.24		1 August 2024
Bellmont College - Economic Benefits Statement by Turley Economics 30.07.24		1 August 2024
P100 Rev A -SERVICE YARD 3 ALTERATIONS	Cycle store details	3 September 2024
VD-0101 002: 02/08/2023	Proposed floor plan	4 September 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (6)

- 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** Within 2 months of the date of this decision notice, the 20 secure cycle parking spaces in a double-height lockable caged enclosure as shown in approved document P100 A (Service Yard 3 Alterations) shall be 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.

- 4** Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall be used as a higher education facility F1(a) as set out in the plans and information hereby approved only, and shall not be used for any other purpose unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

- 5** One year from the date of this consent of the approved development, a post-occupation travel plan shall be submitted to the Local Planning Authority that will satisfactorily meet the aims and objectives as stated in the approved

document 'Framework Travel Plan by Transport Planning Associates June 2024.'

The college shall operate the premises in accordance with the details subsequently approved by the Local Planning Authority thereafter.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017.

- 6 The non-residential education and training facility (Use Class F1) hereby approved shall solely be operated by 'Bellmont College' as the service provider, and by no other service provider unless approved in writing by the local planning authority.

Reason: In the interests of ensuring that the premises does not alter its educational offer to one that would conflict with the Council's own education provision within the borough, consistent with policy SP16 of the Haringey Local Plan (2017).

- 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.