

Mr Shairaz Yasin
500 Green Street
Upton Park
E13 9DB

30 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/2024/0659
Location 153 Philip Lane, Tottenham, London, N15 4HQ
Proposal Proposed change of use of vacant property to a day care nursery
(Class E), for up to 50 children and 14 members of staff.
Received 11 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
100/009 – Proposed First Floor Plan		11 March 2024
100/015 – Proposed Section X-X		11 March 2024
100/200 – Existing & Proposed Block Plan		11 March 2024
Design, Access & Heritage Statement		11 March 2024
100/012 – Proposed Rear Elevation		11 March 2024
100/013 – Proposed Right Side Elevation		11 March 2024
100/011 – Proposed Front Elevation		11 March 2024
100/014 – Proposed Left Side Elevation		11 March 2024
100/010 – Proposed Roof Plan		11 March 2024
100/008 (Revised) – Proposed Ground Floor Plan		20 September 2024
100/016 (Revised) – Proposed Ground/Site Floor Plan		20 September 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** The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building, unless otherwise stated on the plans hereby approved.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality 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** Prior to their installation, detailed drawings, including sections, material specification, including samples where necessary, to confirm the detailed design of all replacement windows 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 safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 5** Prior to the carrying out of any landscaping works, further details of the landscaping and treatment of the outside areas of the site shall be submitted

to and approved in writing by the Local Planning Authority. These details shall include the following:

- a) Boundary treatment, including acoustic fencing to the rear and any boundary hedges.
- b) The size and species of trees to be planted within the site, including one appropriately sized specimen tree in the front garden.
- c) All other hard landscaping.
- d) The timescale for the planting of trees and/or shrubs.

The approved boundary treatment shall be completed/planted prior to the opening of the nursery. The approved trees shall be planted within the first growing season of the nursery opening. Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 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 opening of the nursery a detailed travel plan shall be submitted to, and approved in writing, by the Local Planning Authority. The submission should be supported by TRICS (Trip Rate Information Computer System) data from the applicants existing nursery (Dorset Hall Nursery Parkside) at 336 Philip Lane. The approved travel plan document, should comply, with the Transport for London STAR Accreditation Framework and include measures to prevent the dropping off and picking up of pupils and staff within the vicinity of the site, including if necessary, entering into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to amend the Traffic Management Order (TMO) to introduce additional on street parking controls within the vicinity of the site.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

- 7 Notwithstanding the approved plans, further details of a secure shelter that meets the London Cycle Design Standards for the proposed 6 long-stay cycle spaces and the 16-pupil cycle/scooter pods to the rear of the site, and

details of a minimum of two Sheffield stands to the front of the site, shall be submitted to, and approved in writing by the Local Planning Authority. The approved cycle parking shall be fully installed prior to the first use of the nursery and maintained 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.

- 8 The owner shall be required to submit a Delivery and Servicing Plan (DSP) for the local authority's approval. The DSP must be in place prior to occupation of the development. The service and delivery plan must also include a waste management plan which includes details of how refuse is to be stored and collected from the site, the plan should be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day. It should demonstrate how the development will include the consolidation of deliveries and enable last mile delivery using cargo bikes.

Details should be provided on how deliveries can take place without impacting on the public highway, the document should be produced in line with TfL guidance.

The final approved DSP must be reviewed annually in line with the travel plan for a period of 3 years unless otherwise agreed by the highway's authority.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with the TfL DSP guidance 2020

- 9 Further details, including plans and elevations, of the proposed refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved storage area shall be fully installed prior to the first use of the nursery and maintained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 10** No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors;
- b) loading and unloading of plant and machinery;
- c) details of measures to protect pedestrians and other highways users from construction activities on the highway.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

- 11** The use hereby permitted shall not operate before 07:30 hours or after 18:30 hours Monday to Friday.

It shall not operate on Saturdays, Sundays or Bank Holidays.

Reason: in the interests of the amenities of neighbouring occupiers.

Informatives:

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 their ownership.

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.