

Mr Shidan Belay Hagos
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Goldman Close
London
United Kingdom
E2 6EF

2 December 2024

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

Case Reference	HGY/2023/3289
Location	Units 1 And 2, Empress Works, Boreham Road, Wood Green, London, N22 6SL
Proposal	Erection of a roof extension to create first floor level, single storey side extension and new roof slope to existing two-storey side extension with new frontage to church.
Received	11 December 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
004_032 East Elevations_P1.pdf	Elevation (Side) - Existing	11 December 2023
004_Design and Access Statement_P1.pdf	Design and access statement	11 December 2023
004_041 Section BB_P1.pdf	Section - Existing	11 December 2023
004_040 Section AA_P1.pdf	Section - Existing	11 December 2023
004_043 Section DD_P1.pdf	Section - Existing	11 December 2023
004_012 First Floor Plans_P1.pdf	Additional plans	11 December 2023
004_005 Site Block Plan_P1.pdf	Block plan of the site	11 December 2023
004_011 Mezzanine Floor Plans_P1.pdf	Additional plans	11 December 2023
004_013 Roof Plans_P1.pdf	Additional plans	11 December 2023
004_010 Ground Floor Plans_P1.pdf	Additional plans	11 December 2023
LocationPlan.pdf	The location plan	11 December 2023
ARM297-01.pdf	Noise impact assessment	11 December 2023
004_030 Front Elevation_P1 .pdf	Elevation (Front) - Existing	11 December 2023
004_009 Underground Drainage_P1.pdf	Additional plans	11 December 2023
004_031 West Elevations_P1.pdf	Elevation (Side) -	11 December 2023

004_042 Section CC_P1.pdf
Updated Transport Statement

Existing
Section - Existing 11 December 2023
13 June 2024

Kevin Tohill
Interim Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 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 commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 10 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such 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.

- 4** Prior to the commencement of the development, a Construction Logistics and Management Plan shall be submitted to and agreed in writing by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts as well as transportation impacts to control congestion and provide safe operation of the highway network. The approved measures shall be adhered to during all phases of the development and construction.

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.

- 5 Before any above ground development commences, details of the 'sedum roof' and a maintenance scheme shall be submitted to, and approved in writing by, the Local Planning Authority. Details shall include species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: To ensure a sustainable development consistent with Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017.

- 6 No part of any structure hereby granted shall be used as a roof terrace or balcony.
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

- 7 The noise level from the operation of the air source heat pumps hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

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.

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: 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.

- 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.