

Mr Ricky Patel
84 Sandringham Gardens
London
N12 0PJ

20 June 2025

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

Case Reference	HGY/2023/3302
Location	Land to rear of 3 New Road, Hornsey, London, N8 8TA
Proposal	Change of use and conversion of part ground floor, and upper floors first and second from (vacant) office use to provide 5 no. self-contained flats, insertion of a new ground floor window opening for Flat No. 2 on southern elevation, and the installation of a new skylight (Flat No. 5), associated landscaping and bicycle storage.
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
146/306-A Proposed elevations/sections/roof plan		11 December 2023
146/304-A Existing elevations/sections/roof plan		11 December 2023
No.146/303 Existing elevations/sections		11 December 2023
Martyn Gerrard Marketing Report May 2022		11 December 2023
No.146/12-A Existing 1st and 2nd floor plans		11 December 2023
146/305 Proposed elevations/sections/roof plan		11 December 2023
Martyn Gerrard Marketing Report Ref: COM180061/COM/GH		11 December 2023
146/01-A: Location Plan		11 December 2023
Letter from Acorn dated 31st May 2022		11 December 2023
146/01-A Location Plan		11 December 2023
Design & Access Statement by Studio Ley 8th November 2023		11 December 2023
146/11-A Ground floor plan existing		11 December 2023
Martyn Gerrard Marketing Report Jan 2021		11 December 2023
Letter from Martyn Gerrard Estate Agents 5th Feb 2024		6 February 2024
Daylight & Sunlight Report by CHP Surveyors 21st February 2024		26 February 2024
3NR R01 ENERGY STATEMENT AND REQUIREMENTS 22 May 2024		23 May 2024

146/307 Rev. B (Proposed roof plan)

28 May 2024

146/302 Rev C (Proposed 1st and second floor plans)

28 May 2024

146/301 Rev . D 19.5.24 (Proposed ground floor)

28 May 2024

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (9)

- 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** No development shall take place, including any works of demolition, until a Construction Management Plan including details of:

- a) A programme of works (including measures for traffic management).
- b) Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman.
- c) Parking of vehicles, and details of any parking bay suspension required.
- d) Storage of plant and materials used in constructing the development.
- e) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure.
- f) The erection and maintenance of scaffolding where appropriate, and measures to minimise impact on pedestrian movements.
- g) Details in respect of how existing owners or occupiers' ingress and egress will be managed throughout the development.
- h) Details in respect of how any adverse impact of noise, dust, vibration and traffic on adjoining and owners or occupiers and occupiers of the existing building will be mitigated, have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

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.

- 4 The opaque privacy film shall be applied to the first floor east-facing window of flat 3 in accordance with approved plan nos. 146/302 Rev. C, and 146/305 (01/11/2023) prior to first occupation of the development, and shall be maintained as such for the lifespan of the development.

Reason: In the interests of protecting the privacy levels of neighbouring residential occupants, in accordance with policy DM1 of the Haringey Development Management Plan DPD (2017).

- 5 No development shall take place until 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 11 cycle parking spaces for users of the development, have been 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.

- 6 Prior to first occupation of the development, details of a scheme for the storage and collection of refuse and recycling for the development shall be submitted to and approved by the Local Planning Authority prior, including a swept path diagram demonstrating how an 11.6m refuse vehicle can leave and enter the site in a forward gear. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

- 7 The development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) as indicated on the approved plans and supplementary information.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

- 8 The development hereby approved shall be constructed in accordance with the Energy Statement and requirements prepared by Energist London

(dated 22 May 2024) delivering a minimum 78% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, and air source heatpumps(ASHPs).

(a) Prior to the commencement of all works on site, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority.

This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 12% reduction, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Specification of any additional equipment installed to reduce carbon emissions.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

(b) The air source heat pump must be installed and brought into use prior to first occupation of the relevant block.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

- 9 No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

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: 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.

The submission/approval of this planning application does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations, with such a matter needing careful consideration in the context of these 5 new units and the existing units/ residents within this building.

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.

The development here should be designed in line with SBD Design Guides and accreditation scheme. For further information the applicant can contact North East Hub Designing Out Crime Officer - Lee Warwick - Lee.J.Warwick@met.police.uk.

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge is estimated to be £28,436 (400m2 x £71.09) and the Haringey CIL charge is estimated to be £173,416 (400m2 x £433.54) (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject

to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

- 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.