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24 January 2025

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

|                       |                                                                                                                                                                         |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2024/3091</b>                                                                                                                                                    |
| <b>Location</b>       | <b>474 High Road, Tottenham, London, N17 9JF</b>                                                                                                                        |
| <b>Proposal</b>       | <b>Temporary change of use of private yard to a public seating area with landscaping and mobile catering unit, serving Afro-Caribbean freshly prepared whole foods.</b> |
| <b>Received</b>       | <b>11 November 2024</b>                                                                                                                                                 |

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             |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| SP-01, SP-02, GA-01, GA-02, GA-03, EL-01, EL-02, LGH-01                   | Location/site plan, Existing yard plan, proposed yard plan, Proposed Yard Roof Plan, Proposed Yard Elevation A-A, Proposed Yard Elevation B-B, Reflected Ceiling/ Lighting Plan | 11 November 2024 |
| Planning, Design & Access Statement by Katia Hadidian 30th September 2024 |                                                                                                                                                                                 | 11 November 2024 |

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

**Conditions: (7)**

- 1 This permission shall be for a limited period expiring on 24/08/2026 when the temporary use of the yard hereby approved shall be removed and the land reinstated.

Reason: The permanent retention of the land /building may prejudice the future development of the site thus preventing the optimal use of the site inconsistent with regeneration objective for the area.

- 2 The use hereby permitted shall be discontinued on or before 24/08/2026.

Reason: To enable the Local Planning Authority to regulate, monitor and control of the site/building in accordance with regeneration objectives.

- 3 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.

- 4 The use hereby permitted shall only be open to customers within the following times:  
Mondays to Saturdays 08:00-23:00 and Sundays and Bank Holidays 08:00-17:00hrs.

Reason: To safeguard the amenity of local residents, in accordance with policy DM1 of the Haringey Development Management DPD 2017.

- 5 The development hereby approved shall not commence until, details of satisfactory facilities for the storage and collection of refuse on the site and measures to prevent littering locally have been submitted to and approved in writing by the local planning authority, and the approved facilities shall be provided from the start of the approved use and maintained as such thereafter.

Reason: In the interests of ensuring a satisfactory means of refuse storage and collection is provided for the development, in accordance with policy DM4 of the Haringey Development Management DPD 2017.

- 6 Prior to the commencement of above ground works on site, full details of the all proposed CCTV and external lighting and have been submitted to and

approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public safety, in accordance with policies DM1 and DM2 of the Haringey Development Management DPD 2017.

- 7 At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.

Reason: To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises in accordance with policy D14 of the London Plan 2021 and policy DM1 of the Haringey Development Management DPD 2017.

#### **Informatives:**

##### **INFORMATIVE: Advertisements**

Planning permission has been granted without prejudice to the need to get advertisement consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

##### **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: 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.

##### **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: Food Safety and other requirements**

The applicant is advised to contact the Council's Environmental Health Services (tel. 020 8489 1000) regarding the provision of adequate sanitary facilities, refuse storage facilities, fire requirements and compliance with the Food Safety (General Food Hygiene) Regulations 1995 that may be required in conjunction with this approval.

The applicant shall sign up as a stakeholder in the 'Your Bruce Grove' working group that will be setup by the Council to secure the wider the improvements to the Holcombe Market area through stakeholder consultation and co-design.

Reason: To enable the Council to achieve its regeneration objectives.

- 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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).