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22 August 2025

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

Case Reference HGY/2024/1323
Location 480 West Green Road, Tottenham, London, N15 3DA
Proposal Removal of the existing warehouse roof and installation of a new flat green roof with rooflights and solar PV panels.
Received 10 May 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
Design and Access Statement - April 2024		9 May 2024
0628-PL-031 - Existing Section with Temporary Roof		9 May 2024
Daylight & Sunlight Report - 26 April 2025		9 May 2024
0628-PL-021 - Existing Elevations 2 (North & West)		9 May 2024
0628-PL-001 - Location Plan		20 August 2024
0628-PL-011 - Existing Roof Plan		20 August 2024
Biodiversity Net Gain (BNG) Statement		20 August 2024
Energy & Sustainability Statement.		20 September 2024
0628-PL-1001 Rev A - Composite Sections		27 November 2024
0628-PL-3000 Rev A - Proposed Sections		27 November 2024
0628-PL-2001 Rev A - Proposed Elevations 2 (North & West)		27 November 2024
0628-PL-020 Rev C - Existing Elevations 1 (South & East)		3 January 2025
0628-PL-030 Rev B - Existing Sections		3 January 2025
0628-PL-2000 Rev C - Proposed Elevations 1 (South & East)		3 January 2025
0628-PL-1001 rev B - Proposed Roof Plan		3 January 2025
0628-PL-010 Rev A - Existing Ground Floor Plan		3 January 2025
0628-PL-1000 Rev B - Proposed Ground Floor Plan		3 January 2025
0628-PL-1005 - Fire Services Plan		5 March 2025
0628-PL-3002 Rev A - Existing and Proposed Sections		5 March 2025

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

Conditions: (5)

- 1 The development hereby authorised must be begun not later than the expiration of 18 months from the date of this permission, failing which the permission shall be of no effect. Furthermore, the development hereby authorised shall be completed, and all scaffolding used in the construction of the development shall be removed from the property, 30 months from the date of this permission; unless otherwise agreed in writing, in advance with the Local Planning Authority.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004, and to prevent the accumulation of unimplemented planning permissions, and in the interests of protecting residential amenity.

- 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 first occupation of the development hereby approved, the rooflights on the northern and eastern roof slopes shall be fitted with obscured glazing and any part of the rooflight that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The rooflights shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The development hereby permitted shall be built in accordance with the approved Energy & Sustainability Statement prepared by MES Building Solutions dated 19/09/2024 and the energy provision shall be thereafter retained in perpetuity without the prior approval, in writing, of the Local Planning Authority.

Reason

- 5 The design and installation of new or replacement items of fixed plant and insulation hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed

plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 15dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014 and A1:2019. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

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.