

Mr Jonathan Greenberg
Wohl Enterprise Hub
London
United Kingdom

19 December 2025

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

Case Reference HGY/2025/0363
Location Warwick Evans Optical Co Ltd, 22 Palace Road, Wood Green, London, N11 2PS
Proposal Redevelopment of the site, including partial demolition and conversion, to provide a three-storey rear extension and addition of a second storey to the existing building, to create five self contained flats.
Received 13 February 2025

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
1 Proposed Site Plan.pdf	Block plan of the site	13 February 2025
Palace Road - Planning Statement 07.02.25.pdf	Planning statement	13 February 2025
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part3.pdf	Land contamination assessment	13 February 2025
Location Map EGL304631.pdf	The location plan	13 February 2025
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part6.pdf	Land contamination assessment	13 February 2025
2 Existing Floor Plans.pdf	Floor Plan - Existing	13 February 2025
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part5.pdf	Land contamination assessment	13 February 2025
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part1.pdf	Land contamination assessment	13 February 2025
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part7.pdf	Land contamination	13 February 2025

	assessment	
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part2.pdf	Land contamination assessment	13 February 2025
3 Existing Elevations.pdf	Elevation (Front) - Existing	13 February 2025
PRI24758-Spec.pdf	Landscaping details	13 February 2025
J280291 22 Palace Road N11 2PS.pdf	Land contamination assessment	13 February 2025
4 Existing Elevations.pdf	Elevation (Rear) - Existing	13 February 2025
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part4.pdf	Land contamination assessment	13 February 2025
Design and Access Statement.pdf	Design and access statement	13 February 2025
5 Proposed Floor Plans		22 April 2025
6 Proposed Floor Plans		22 April 2025
P-JGT002 - Palace Road Photomontage (house)_View 1		22 April 2025
P-JGT002 - Palace Road Photomontage (house)_View 2		22 April 2025
PRI24758-11A		22 April 2025
Updated daylight and sunlight report 28 April 2025		28 April 2025
250506 - 22 Palace Road - Energy & Sustainability Assessment - Update with TM54 (1)	Energy & Sustainability Assessment	13 May 2025
DERTER_L02_flat 5 (new build)_Be Green_2025-05-02_15-11-38 1	flat 5 (new build)_Be Green	13 May 2025
DERTER_L02_flat 5 (new build)_Be Lean_2025-05-02_15-11-38 1	flat 5 (new build)_Be Lean	13 May 2025
DERTER_L01_flat 3 (partial refurb)_Be Green_2025-05-02_15-11-13 1	(partial refurb)_Be Green	13 May 2025
DERTER_L01_flat 3 (partial refurb)_Be Lean_2025-05-02_15-11-13 1	(partial refurb)_Be Lean	13 May 2025
8 Proposed Elevations REV 4		19 December 2025
7 Proposed Elevations REV 4		19 December 2025

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

Conditions: (14)

- 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.

Drawings

Site Location Plan;
Page 1 of 8 Rev.1 (Proposed Site Plan);
Page 2 of 8 Rev.1 (Existing Ground and First Floor Plan);
Page 3 of 8 Rev.1 (Existing Elevations);
Page 4 of 8 Rev.1 (Existing Elevations);
Page 5 of 8 Rev.2 (Proposed Ground Floor and Proposed First Floor Plan);
Page 6 of 8 Rev.2 (Proposed Second Floor and Proposed Roof Plan);
Page 7 of 8 Rev.4 (Proposed Front/Rear Elevations);
Page 8 of 8 Rev.4 (Proposed Side Elevations);
PR124758-11A (Landscape Proposal);

Documents

Energy & Sustainability Assessment – issue with TM54 dated 06/05/2025;
L01_flat 3 (partial refurb)-Be Lean-02/05/2025;
L02_flat 5 (now build)- Be Lean-02/05/2025;
L01_flat 3 (partial refurb)- Be Green-02/05/2025;
L02_flat 5 (now build)- Be Green-02/05/2025;
Daylight & Sunlight Report Ref:6750 – dated 28 April 2025;
P-JGT002 – Palace Road Photomontage (House0 View 1;
P-JGT002 – Palace Road Photomontage (House) View 2;
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part 1;
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part 2;
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part 3;
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part 4;
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part 5;
12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09 2024_Part 6;

12978 Rev 1 Phase 1 Risk Assessment Palace Road Bounds Green 19 09
2024_Part 7;
Planning Statement – 07/02/2025;
Design and Access Statement;
Soft Landscape Specification- Ref:PR124758 – January 2025;
Asbestos Survey Report 22/08/2024.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3** Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:
- a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of entrances and porches which shall include a recess of at least 115mm;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - f) Details of balustrading;
 - g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - h) Details of cycle, refuse enclosures and plant room; and
 - i) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

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.

- 4** No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented an

- 5 The applicant will be required to submit to the Highway Authority plans showing accessible; sheltered, and secure cycle parking for 16 long-stay residential cycle spaces and 2 short -stay spaces for approval. The quantity must be in line with the London Plan and the design must be in line with the London Cycle Design Standards. No Development (including demolition) shall take place on site until the details have been submitted and approved in writing by the Council.

Reason: To ensure that cycle parking is provided in line with the London Plan 2021 and the London Cycle Design Standard (LCDS)

- 6 The applicant/developer is required to submit a Construction Logistics and Management Plan, 6 months (six months) prior to the commencement of development, and approved in writing by the local planning authority. The document will ensure highways impacts are managed to minimise nuisance for other highways users, local residents and businesses. The plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved:
- a) Routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway.
 - b) The estimated number and type of vehicles per day/week.
 - c) Estimates for the number and type of parking suspensions that will be required.
 - d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.
 - e) The undertaking of a highway dilapidation survey. f) The implementation of the Construction Logistics and Community Safety (CLOCS) standard.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development in combination with other sites in the Wood Green area and to encourage modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect the amenity of neighbouring properties and to maintain traffic safety.

- 7 The development hereby approved shall be constructed in accordance with the 22 Palace Road - Energy & Sustainability Assessment - Update with TM54 by Integrationuk (dated 06th of May 202) delivering a minimum 66.3% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, heat pumps for domestic hot water, mechanical ventilation and heat recovery (MVHR) and a minimum 3 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, 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 38.7% reduction, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed heat pumps for domestic hot water (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the heat pump locations;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)
- 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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

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.

- 8 Prior to above ground construction, a statement shall be submitted to and approved by the Local Planning Authority to demonstrate how the overheating risk has been minimised and mitigated on site in line with the London Plan Cooling Hierarchy. Details and specification of the mitigation measures shall be provided in support of this statement.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy

SI4, and Local Plan (2017) Policies SP4 and DM21

- 9 Prior to above ground commencement of development, details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement.

The report shall include:

- Urban greening and biodiversity enhancement measures;
- Details on cycle parking facilities;
- A target percentage for responsibly sourced, low-impact materials used during construction;
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

Reason: To ensure the development provides the maximum provision towards increasing the level of sustainability in line with London Plan (2021) policies G6, SI7 and Haringey Local Plan Policy SP4, DM21, DM25, and DM29.

- 10 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

- 11 a. Prior to the commencement of the development, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.
b. Evidence that all plant and machinery to be used during the demolition

and construction phases of the development shall meet Stage IV of EU Directive 97/68/EC for both NO_x and PM emissions shall be submitted to the Local Planning Authority

c. During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

- 12** No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The works shall be carried out in accordance with the approved details thereafter.

Reasons: To Comply with Policy 7.14 of the London Plan and GLA SPG Dust and Emissions Control (2014)

- 13** Prior to the commencement of any works the site or Contractor Company must register with the Considerate Constructors Scheme. Proof of registration must be submitted to and approved in writing by the Local Planning Authority. Registration shall be maintained throughout construction.

Reason: To Comply with Policy 7.14 of the London Plan

- 14** Prior to commencement of the development hereby permitted above slab level full details of both hard and soft landscape works shall be submitted to, and approved in writing by, the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure including gates and boundary fencing;
- c) Hard surfacing materials;
- d) Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
- e) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.). Soft landscape works shall include:
- f) Planting plans;
- g) Written specifications (including details of cultivation and other operations

- associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- i) Implementation and management programmes. The soft landscaping scheme shall include detailed drawings of:
- j) Any new trees and shrubs to be planted together with a schedule of species.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). 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 retained thereafter for the lifetime of the development.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area and to comply with Policies D4 and G5 of the London Plan 2021, Policy SP11 of the Local Plan 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

Informatives:

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 will be £11,729.85 (165sqm x £71.09) and the Haringey CIL charge will be £44,540.10 (165sqm x £269.94 (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.

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: Crossovers

The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before the development is occupied.

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: 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.