

Mr Spencer Latham
C B Richard Ellis Ltd
St Martins Court
10 Paternoster Row
London
EC 4M 7HP

On behalf of
Mr James Horgary
ShellPensions Trust Ltd
C/O C B Richard Ellis Investors Ltd
64 North Row
London
W 1K 7DA

Planning Application Reference No. **HGY/2009/0106**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: **Rangemoor Road Industrial Estate, Unit 1 Bernard Road N15 4NE**

Proposal: **Demolition of existing warehouse and erection of new warehouse**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMITS** the above development in accordance with the application dated 09/01/2009 and drawing number(s): S/08/442/01, 02, 03, 04

SEE SCHEDULE OF CONDITIONS

Paul Smith
Head of Development Management South
Planning and Regeneration

25/02/2009

- NOTE:
1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
 2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

HGY/2009/0106

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

4. No development shall take place until a site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In order for the Local Planning Authority to ensure the site is contamination free.

REASONS FOR APPROVAL:

The proposed demolition of the existing warehouse and replacement with a new warehouse, due to the similarity of the new building to the existing, would not cause a negative impact on the appearance, character, residential amenity or traffic conditions of the local area. The proposal is therefore in compliance with Policies UD3 'General Principles', UD4 'Quality Design' and EM P1 'Defined Employment Areas - Regeneration Areas' of the Harrogate Unitary Development Plan 2006.

Paul Smith
Head of Development Management South
Planning and Regeneration

25/02/2009