

Mr Mustapha Kerkoud

31 July 2025



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

Case Reference HGY/2025/0066
Location Shop, 295 West Green Road, Tottenham, London, N15 3PA
Proposal Retrospective application to use the internal rear space to provide 44 additional seats. Roof alterations to include thermal and acoustic insulation. Installation of a green roof.
Received 13 January 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
DWG No. 001	Ground Floor Plan - Existing	13 January 2025
Location Plan	The location plan	13 January 2025
DWG No. 003	Block plan of the site	13 January 2025
DWG No. 002 Rev 2		14 March 2025
DWG No. 010		14 March 2025
DWG No. 005	Proposed Roof Plan	15 July 2025

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

Conditions: (3)

- 1** The solid/green roof hereby approved shall be installed in full within six months of the date of this decision, unless otherwise agreed in writing with the Local Planning Authority. The green roof must be constructed in accordance with the details shown on the approved plans and shall comply with the performance and installation criteria set out in BS 8616:2019 – Green Roofs.

Reason: To rectify an existing breach of planning and to safeguard the residential amenity of neighbouring occupiers through enhanced acoustic and environmental protection.

- 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** Patrons and visitors to the restaurant, as extended, shall not use the rear access door facing onto Olive Grove for entry or exit, with the rear access used solely for servicing and deliveries and not used to provide general access to or from Olive Grove. Smoking by patrons or visitors shall also not be permitted on Olive Grove.

Reason: To protect the amenities of neighbouring residents by preventing undue disturbance, increased activity, or environmental nuisance in the vicinity of Olive Grove and beyond.

Informatives:

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: 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 : 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 £3,057.87 (43 sqm x £71.09, 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: Licensing Requirements

The applicant is advised that the extended restaurant area will be subject to the relevant licensing laws. A premises licence must be obtained to lawfully operate the extended space, including the provision of food, drink, or regulated entertainment. The hours of use for the extended area will be governed by the conditions set out in the granted licence, It is the applicant's responsibility to ensure compliance with all licensing regulations, as enforced by the Council's Licensing Authority.

- 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.