

LONDON BOROUGH OF HARINGEY

TOWN PLANNING APPLICATION

SITE 75, Woodland Rise N.10.

16682

ALAN MITCHELL AND PARTNERS, 150 SOUTHAMPTON ROW, LONDON

ARCHITECTS

A.G. Mitchell A.R.I.B.A., A.A.Dipl.
R.G. Robinson M.S.A.A.T.
C.J.P.S. Gerrard Dip.Arch., R.I.B.A.

PLEASE NOTE
Our new telephone number
is:
(01) 278 8191/2

WC1B 5AL

also at
27 VICTORIA ROAD
DEAL, KENT. CT14 7AS

CG/DW/553

1st October, 1976

Borough Planning Officer,
Borough of Haringey,
Hornsey Town Hall,
The Broadway,
Crouch End N8 9JJ

For the attention of Mrs. Dobson

Dear ~~Sir~~ Madam,

75 Woodland Rise, N10

Thank you for your letter of the 28th September. We have passed a copy on to our client but note that you refer specifically to 4' x 2' panels. The actual size of the panel that is required for the installation is 4' x 2'6" clear of framework.

We would be grateful if you would confirm that your comments still apply in this case.

Yours faithfully,

Alan Mitchell & Partners

HARINGEY
TOWN PLANNING SERVICE
- 5 OCT 1976

File Please

230

WD/AR/2272/75
Your ref. CG/DM/553

Alan Mitchell & Partners
150 Southampton Row
London
WC1B 5AL

26 October 1976

For the attention of Mr C Gerrard

Dear Sirs,

Town & Country Planning Act 1971
75 Woodland Rise, N10

I refer to your letter dated 1 October and my previous letter dated 29 September.

I can confirm that the comments relating to heating panels 4' 0" x 2' 0" similarly apply to panels 4' 0" x 2' 6".

Yours faithfully

Principal Planning Officer

T.P.1
PART I

TOWN AND COUNTRY PLANNING ACT, 1971
APPLICATION FOR PERMISSION TO DEVELOP LAND
IN GREATER LONDON

For office use only
Borough Ref. 2272/75/1
Registered No. 16682
Date received 13 AUG 1975

1. APPLICANT	AGENT (if any) to whom correspondence should be sent
Name Mr. & Mrs. J. Cardiff	Name Alan Mitchell & Partners
Address 75 Woodland Rise	Address 150 Southampton Row
LONDON N.10	LONDON W.C.1B 5AL
Tel. No.	Tel. No. (01) 278 8191/2

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location of the land to which this application relates and site area (if known).
75 Woodland Rise
LONDON N.10

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used.
~~ERECTION OF A SINGLE STOREY~~
Rear extension ~~to private House~~ to enlarge Kitchen and Dining Room ~~Areas~~.

(c) State whether applicant owns or controls any adjoining land and if so, give its location.
NO

(d) State whether the proposal involves:—

	State Yes or No	If "Yes" state
(i) New building(s)	YES	gross floor area of proposed building(s): 245 ~~m²~~/sq ft*
		If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats: Extension to Existing
(ii) Alterations	YES	
(iii) Change of use	NO	If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use): hectares/acres/m²/sq ft*
(iv) Construction of a new access to a highway — vehicular	NO	
(iv) Construction of a new access to a highway — pedestrian	NO	
(v) Alteration of an existing access to a highway — vehicular	NO	
(v) Alteration of an existing access to a highway — pedestrian	NO	

*Please delete whichever inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for:—

	State Yes or No	If "Yes"
(i) Outline planning permission	NO	delete any of the following which are not reserved for subsequent approval: 1 siting; 2 design; 3 external appearance; 4 means of access
(ii) Full planning permission	YES	
(iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	NO	state the date and number of previous permission and identify the particular condition (see General Notes): Date; Number; The condition
(iv) Consideration under Section 72 only (Industry)	NO	

P.T.O.

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:–

(i) Present use of buildings/land. Domestic

(ii) If vacant, the last previous use and period of use with relevant dates. ———

5. ADDITIONAL INFORMATION

(a) Is the application for industrial, office, warehousing, storage or shopping purposes? ..... State Yes or No: NO — If "Yes", complete Part III of this form

(b) (i) How will surface water be disposed of? (i) to existing on site

(ii) How will foul sewage be dealt with? (ii) to existing on site

6. PLANS

List of drawings and plans submitted with the application 553/1 & 2

Note: *The proposed means of enclosure and of access to the site, the materials and colour of the walls and roof, landscaping details etc should be clearly shown on the submitted plans, unless the application is in outline only*

I/We hereby apply for

*(a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.

~~OR *(b) planning permission to retain buildings or works already constructed or carried out, or use of land already instituted as described on this application and the accompanying plans.~~

*Delete whichever inapplicable

Signed C Leonard on behalf of Mr & Mrs Cardiff Date 12th Aug 1976

Note *An appropriate certificate must accompany this application unless you are seeking approval to reserved matters – see General Notes. The following certificate will be appropriate if you are the owner or have a tenancy of all the land. Only one copy need be completed.*

Certificate under Section 27 of the Town and Country Planning Act 1971

Certificate A * I hereby certify that:–

1. ~~*I am~~ / The applicant is *the estate owner in respect of the fee simple ~~entitled to a tenancy~~ of every part of the land to which the accompanying application relates.

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

~~*2. *I have / The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:–~~

~~Name of Tenant — Address — Date of service of notice~~

Signed C Leonard

*On behalf of Mr & Mrs Cardiff

Date 12th August 1976

*Delete where inappropriate

ALAN MITCHELL AND PARTNERS, 150 SOUTHAMPTON ROW, LONDON

ARCHITECTS

WC1B 5AL

A.G. Mitchell A.R.I.B.A., A.A.Dipl.
R.G. Robinson M.S.A.A.T.
C.J.P.S. Gerrard Dip.Arch., R.I.B.A.

(01) 278 6227/9
PLEASE NOTE
Our new telephone number
is
(01) 278 8191/2

also at
27 VICTORIA ROAD
DEAL, KENT. CT14 7AS

Town Planning Department,
Hornsey Town Hall,
Crouch End,
Broadway,
LONDON N.8

12 August 1976
Ref: CG/RB/553

Dear Sir,

Proposed Ground Floor Dining Room/Kitchen Extension

We enclose four copies of both of our drawings 553/1 & 2, which show the works proposed in the above scheme, together with three copies of the application forms for full planning approval, completed as required.

Should you require any further information please contact Mr. C. Gerrard at the above address.

We look forward to hearing from you shortly.

Yours faithfully,

Gerrard

Alan Mitchell & Partners

Enc.

REF. NO. HGY/ 2272/75/1

D

LONDON BOROUGH OF HARINGEY

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1973

NOTICE OF PLANNING PERMISSION

Name and Address of Applicant	On behalf of
Alan Mitchell & Partners 150 Southampton Row London WC1 5AL	Mr.& Mrs. J.Cardiff 75 Woodland Rise London N.10.

Site
75 Woodland Rise, N.10

Particulars of Development
Erection of a single storey rear extension to enlarge kitchen and dining room

In pursuance of their powers under the above Acts and Orders the Council of the London Borough of Haringey as local planning authority hereby PERMIT the above development in accordance with the application dated 12 August 1976 and drawing(s) No.(s) HGY/2272/75/1 (appl.nos.553/1,553/2) subject to the following conditions:

1) The development hereby authorised must be begun not later than the expiration of five years from the date of this permission failing which the permission shall be of no effect.
Reason: The Condition is imposed by virtue of Section 41 of the Town and Country Planning Act 1971 and to prevent the accumulation of unimplemented planning permissions.

2) That details of the materials to be used for the external surfaces of the building shall be submitted to and approved by the Local Planning Authority before any work is commenced.
Reason: To ensure a satisfactory appearance of the building and to safeguard the appearance of the locality.

Hornsey Town Hall,
The Broadway,
Crouch End,
N8 9JJ.

Dated 14 October 1976

David Smith

Borough Planning Officer.

NOTES (1) Attention is particularly drawn to the Schedule on the reverse of this 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 1965, any byelaws or any enactment other than the Town and Country Planning Act 1971.

File Please

230

2272/75/WD/CM

Alan Mitchell & Partners
150 Southampton Row
London WC1 5AC

28 September 1976

Attention of Mr Garrard

Dear Sirs

Town and Country Planning Act 1971
75 Woodland Rise, N10

I refer to your recent telephone enquiry about the above property.

I can confirm that the installation of two Solar Heating Panels, 4' x 2', on the roof, parallel to the existing pitch, at the front of the above property do not require planning permission, provided that the house is retained in single family occupation.

Yours faithfully

Principal Planning Officer

BOROUGH OF HARINGEY

OWN PLANNING SERVICE

Delete as appropriate

REGISTER NO: 16682

GRID REF. EASTING 528904 NORTHING 189062

O.S. SHEET NO: 27

STREET REF. 2272

PROPERTY NO: 75

APP. No: 1

LOCATION: 75 Woodland Rise, N10

PROPOSAL: Erection of a single storey rear extension to enlarge kitchen and dining room

Type of Application: Full

Type of Applicant:

AGENT: Alan Mitchell & Ptnrs
150 Southampton Row
WC1 5AL

Stat. List:* I/II/III ~~A/B/C~~ ~~Local List~~

APPLICANT: MR & MRS J Cardiff
75 Woodland Rise
N10

Passed to D.C. 19.8.76

Council Proposals: /

ROAD CLASS'N: ~~Trunk/Met A/Met B/Borough~~

Conservation Areas * YES/NO

T.P.O. * ~~YES~~/NO

Application Dated 12.8.76

Application Received 13.8.76

D.C. Officer: MD

CONSULTATIONS: *	Date Sent	Date Reply
BE & S HIGHWAYS		
HCA TEAM		
CPHI		
BOROUGH ARCHITECT		
CLEANSING MANAGER		
PARKS		
PUBLIC CONTROL		
D of E HIGHWAYS		
ADJ. L.P.A.		
LVRPA		
TWA		
LONDON TRANSPORT		
GLC REGS.		
WARD COUNCILLORS		
LOCAL RESIDENTS		
73 and 77 Woodland Rise	1/9	
LOCAL ORGANISATIONS		

Public Advert. Necessary: * YES/NO

Date to BS & S:

Date Published:

IDP ZONING: See Page Two 001

TYPE OF DEVELOPMENT: PIPS CODE – 07

SITE AREA: NET RESIDENTIAL 450 m^2

DENSITY: EXISTING & PROPOSED – See Page Three

PARKING: EXISTING & PROPOSED – See Page Three

OVERLAP: * YES/NO NO

ENFORCEMENT: * YES/NO

PASSED TO GROUP LEADER: 22.9.76

DECISION MAKER: * ~~Minister/Council/Ctee/DCP~~/BPO

PASSED TO BPO/DBPO: ~~DK~~ 29/9/76

PANEL DATE:

DATE OF DECISION:

DECISION NOTIFIED TO CORRESPONDENTS:

CONDITIONS: * YES/NO

DISTRICT

PERMISSION ENDS:

	1	2	3	4	5	6	
Existing Uses	XXI						
* Floor/Site Area							m^2
Proposed Uses							
* Floor/Site Area							m^2

EXISTING HOUSES BY NO. OF ROOMS:						EXISTING FLATS BY NO. OF ROOMS:							
3 room	4 room	5 room	6 room	7 room	Not known	1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known

PROPOSED HOUSES BY NO. OF ROOMS:						PROPOSED FLATS BY NO. OF ROOMS:							
3 room	4 room	5 room	6 room	7 room	Not known	1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known

DATE COMMENCED:

DATE COMPLETED:

REPORT – *Delete as appropriate

Present use: Residential

*established/~~authorised/contravening~~

UDP: Residential

Other Plans: —

Site area: 450 sq. m.

Floor space proposed: 22·77 sq. m.

*Planning Standards: Complies/~~Does not comply~~ (density/daylighting/vehicle space/overlooking/nonconforming use/.....)

*Adjoining occupiers/owners: ~~Not consulted~~/.....~~consulted~~, ...~~object~~/.....2.....consulted, no objections received/~~petition with~~ .....~~signatures objecting.~~

*~~Take in inspection report/proposed density from next page~~.

RECOMMENDATION:

*~~Resolve for the purposes of Regulation 4 of the Town & Country Planning General Regulations 1976 to carry out the development~~

*~~Pursuant to condition(s)~~ .....~~attached to (outline) permission No~~ ~~HGY/~~ ~~dated~~

*~~Subject to any Direction by – (i) GLC under Regulation~~ ..... ~~(ii) Secretary of State for the Environment~~

*GRANT / ~~REFUSE~~ PERMISSION / ~~APPROVAL / CONSENT~~

in accordance with drawings Regd. No.: HGY/2272/75/1

(Applicants Nos. 553/1, 553/2

*subject to the following condition(s):/for the following reason(s):

1 S.C. 49 Commence within 5 yrs. 1.S.R 49.

2 S.C. 19 Materials 2.S.R. 19 b).

RECOMMENDATION AGREED		
	BPO	DBPO
~~PANEL~~		
DELEGATION		1.10.76

CHECK LIST – * Delete as appropriate

IDC Floor Space IDC No.	Existing density hrh Proposed density hrh Proposed rooms/dwlng.	Parking Existing Parking Proposed Parking Standard
ODP Floor Space N/A ODP No.	IDP Plot Ratio : 1 Proposed Plot Ratio : 1	Loading space standard Loading space proposed
Cubic Content: Existing 30000 cubic ft. Extension 3430 cubic ft	Site Plan	*Adequate/Inadequate
	Daylighting N/A	*Complies/Infringes
Appearance:	Access	*Satisfactory/Unsatisfactory
Massing *Satisfactory/Unsatisfactory	Overlooking	*Satisfactory/Unsatisfactory
Elevations *Satisfactory/Unsatisfactory	Refuse Collection	*Satisfactory/Unsatisfactory
Materials *Satisfactory/Unsatisfactory	Aspect	*Satisfactory/Unsatisfactory
Space about bldgs. N/A *Satisfactory/Unsatisfactory	Prospect	*Satisfactory/Unsatisfactory
Fencing *Satisfactory/Unsatisfactory	Childrens Playspace @ $2m^2$ Bedspace	*Adequate/Inadequate
Planting *Satisfactory/Unsatisfactory		

INSPECTION REPORT – Date inspected 22.9.76

Properties face North at rear. Are very wide substantial houses.

NO. 77 is in no way affected.

NO. 73 is approx 18" higher than NO. 75 and has a window, to what looks like a room used for storage, three feet away from the boundary.

~~Extension~~ Structure will extend 11' along boundary and will appear 9' high to NO. 73. I don't think it will take any light at sunlight and is not a main window.

PROGRESS NOTES



Based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.

SCALE- 1/1250

Borough of Haringey

Technical Services

Borough Planning Officer
D.W. Frith DipTP(Lond) FRTPI FRICS

Hornsey Town Hall
The Broadway Crouch End N8 9JJ
01--340 3220 ext

Please quote

Dear Sir,

TOWN & COUNTRY PLANNING ACT 1971

I refer to your application dated for the

Your application is currently being processed and it is hoped that the Council will be able to make a decision before . In case this is not possible I request your formal agreement in writing to an extension of time for notice of decision for days from that date. You may sign and return the attached copy of this letter to signify your agreement.

Yours faithfully

Principal Planning Officer

I agree to the above extension of time.

SIGNATURE:.....

On behalf of:.....

Date:.....

Dev.Control/ W.DOBSON/JM

31 August 1976

Owner/Occupier
73 and 77 Woodland Rise N10

Dear Sir/Madam

Town and Country Planning Act 1971
75 Woodland Rise N10

Ref No. HGY/ 2272/75/1

I have received an application for planning permission for the erection of a single storey rear extension to enlarge kitchen and dining room.

Should you have any comments to make concerning this proposed development I should be grateful if you would advise me in writing within 14 days of this letter, quoting the reference above.

If you do not own your dwelling will you please pass this letter to the owner. However, you are also invited to submit your own comments in respect of the proposal.

I must emphasise that the Council has a statutory duty to consider all applications for planning permission that are submitted and the fact that this application is being considered in no way implies that the Council supports it.

If you have questions regarding this proposed development, please call at Hornsey Town Hall, Broadway Annexe, The Broadway, Crouch End, N8, between the hours of 9.00 am and 4.30pm Monday to Friday or telephone 01-340 3220.

Yours faithfully

Borough Planning Officer

Borough of Haringey
Technical Services
Borough Planning Officer
D.W. Frith DipTP(Lond) FRTPI FRICS

Hornsey Town Hall
The Broadway Crouch End N8 9JJ
01-340 3220

16 ? 76

Alan Mitchell & Ptns
150 Southampton Row
WC1 B 5AL

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971
Ref: 2272/75/1

75 Woodland Rise, N10

In accordance with the Town and Country Planning General Development Orders 1973-1976 I am required to send to you the form of acknowledgement set out below.

Your application dated 12 ? 76 was received on 12 ? 76

If on further examination it is found that the application is invalid for failure to comply with statutory requirements (or for any other reason) a further communication will be sent to you as soon as possible.

If by 3 10 76 you have not received notification that your application is invalid, or you have not been given a Notice of the Council's Decision, and you have not agreed with them in writing that the statutory period of eight weeks in which their decision shall be given may be extended, you may appeal to the Secretary of State in accordance with Sections 36 and 37 of the Town and Country Planning Act 1971 by Notice sent within six months from that date (unless the application has already been referred by the Council to the Secretary of State for the Environment). Appeals must be made on a form which is obtainable from the Department of the Environment.

Every endeavour will be made to deal with your application within the specified time and you will be advised immediately if your application is referred to the Secretary of State under Section 35 of the Act.

It is important to note that applications for approval under the Building Regulations are dealt with separately from applications for planning permission and such applications should be submitted to the Borough Engineer and Surveyor at the above address.

Yours faithfully,

DAVID FRITH

Borough Planning Officer