

LONDON BOROUGH OF HARINGEY

TOWN PLANNING APPLICATION

SITE 31 CHURCH VALE

N2

23036

Mr R.D. Morris
47 Potter Street
Harlow
Essex

MJS/JBM/1209/51/1

23 October 1980

Dear Sir

Town and Country Planning Act 1971
51 Church Vale, Harrold Hill, N.2.

I refer to your planning application dated 23 September, 1980, for the erection of a single storey rear extension at the above property.

I should be grateful if you could contact my Assistant, Mr Spall, telephone 320 3220 extension 232, to discuss this matter further.

Yours faithfully

Assistant Borough 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. 1209/31/1
Registered No. 23036
Date received 26.9.80

1. APPLICANT	AGENT (if any) to whom correspondence should be sent
Name DR. D MYERS	Name R.D. MORRIS
Address 31 CHURCH VALE. MUSWELL HILL	Address 47 POTTER STREET HARLOW ESSEX
Tel. No. 883 2312	Tel. No. ~~HARLOW 21045~~ (0279) HERTFORD HEATH 245 77

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location of the land to which this application relates and site area (if known). AS APPLICANTS.

(b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used. Erection of single storey rear HOUSE EXTENSION.

(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		
(i) New building(s)	NO	If "Yes" state gross floor area of proposed building(s).	m²/sq ft*
		If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	
(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	
(i) Outline planning permission	NO	If "Yes" 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	If "Yes", 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	

INITIAL 26 SEP 1980

PT (1) P.T.O.

T.P.1
PART I

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

State:–

(i) Present use of buildings/land. PRIVATE DWELLING

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

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 SOAKAWAY

(ii) How will foul sewage be dealt with? (ii) N/A -

6. PLANS

List of drawings and plans submitted with the application One comprehensive drawing.

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 a use of land already instituted as described on this application and the accompanying plans.

*Delete whichever inapplicable

Signed [signature] on behalf of Dr. D. MYERS Date 23/9/80

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 at the beginning of the period of 20 days before the date of the application you were the owner of all the land*

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

I hereby certify that:–

Certificate A*

(a) 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

*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 [signature]

*On behalf of Dr. D. MYERS

Date 23. 9. 80

*Delete where inappropriate

(Almay 34365) 12/79

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 TP/A.Z/ell
7th November 1980

A. D. Morris
43 Potter Street,
Harlow
Essex

Dear Sir

TOWN & COUNTRY PLANNING ACT 1971

31 Church Vale N.2

I refer to your application received 26.9.80 for
erection of single storey rear extension.

Your application is currently being processed and it is hoped that the Council will be able to make a decision before 24.11.80
In case this is not possible I request your formal agreement in writing to an extension of time for notice of decision for 28 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 Dr. D. Myers

Date 17 NOV. 1980.

HARINGEY
TOWN PLANNING SERVICE
20 NOV 1980

DPO	DPO	GVO	SSC
DP/1	DP/2	DP/3	DP/4
DP/A		DP/A	DP/5
DP/6	DP/6		

(NB) Please note change of address to:— HAYES COTTAGE
DUNMOW ROAD
HATFIELD HEATH
BISHOPS STORTFORD
HERTS

R.D.MORRIS "Car

R. D. MORRIS
HAYES COTTAGE
DUNMOW ROAD
HATFIELD HEATH
NR. BISHOPS STORTFORD
HERTS. Hatfield Heath 245

Harlow, Essex

Telephone: HARLOW 21145

Land Surveying - Setting Out - Plans Drawn - Building and Civil Engineering - Quantities and Estimating

HARINGEY
TOWN PLANNING SERVICE
11 NOV 1980
CHIEF | SEC
DPO | DP/4
DP/2 | DP/3 | PERS
DC | DC/A
RES | LIB | LLC

Borough of Haringey
Borough Planning Office
Hornsey Town Hall
The Broadway
Crouch End N8 9JJ.

4th November 1980

For the attention of Mr. Spell

Dear Sirs, Re Proposed rear extension, 31 Church Vale, Muswell Hill, N2. Your Ref. NDS/Fem/1269/31/1.

With reference to your letter of the 23 October 1980 and our subsequent telephone conversation, please find enclosed ~~four~~ FIVE copies of amended drawings. I await confirmation from Mr. Myers that the owner of No. 33 is now satisfied in respect of the boundary position.

Yours faithfully

B Wells

BOROUGH OF HARINGEY
TOWN PLANNING SERVICE
* Delete as appropriate

REGISTER NO: 23036

GRID REF. EASTING 527651 NORTHING 189831

O.S. SHEET NO: 20 NW C8

STREET REF. 1209

PROPERTY NO: 43 FO 31

APP. No: 1

LOCATION: 31 Church Vale N2 6396

PROPOSAL: Erection of Single Storey rear extension

Type of Application: 03

Type of Applicant: 00

AGENT: R. D Morris
47 Potter Street
Harlow Essex

Stat. List: ~~A/B/C~~ Local List

APPLICANT: Dr D Myers
31 Church Vale N2
Muswell Hill.

Passed to D.C. 30/9/80

Council Proposals:

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

Conservation Areas * ~~YES~~/NO

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

Application Dated 23.9.80

Application Received 26.9.80

D.C. Officer: TS

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	8/10	
29 and 33 Church Vale		
LOCAL ORGANISATIONS		

Public Advert. Necessary: * ~~YES~~/NO
Date to BS & S:
Date Published:

IDP ZONING: See Page Two 001

TYPE OF DEVELOPMENT: N/a
PIPS CODE – 087

SITE AREA: [NET / RESIDENTIAL] 500 m²

DENSITY: EXISTING & PROPOSED – See Page Three —

PARKING: EXISTING & PROPOSED – See Page Three —

OVERLAP: * ~~YES~~/NO

ENFORCEMENT: * ~~YES~~/NO

PASSED TO GROUP LEADER: 25.11.80

DECISION MAKER: ~~Minister/Council/Chief/DOP~~/BPO

PASSED TO BPO/DBPO 25.11.80

PANEL DATE:

DATE OF DECISION: 18 12 80 03

DECISION NOTIFIED TO CORRESPONDENTS:

CONDITIONS: * ~~YES~~/NO

DISTRICT MH

PERMISSION ENDS: —

	1	2	3	4	5	6	
Existing Uses	RPS						
* Floor/Site Area	—						m²
Proposed Uses	RPS						
* Floor/Site Area	—						m²

EXISTING HOUSES BY NO. OF ROOMS:

3 room	4 room	5 room	6 room	7 room	Not known
					✓

EXISTING FLATS BY NO. OF ROOMS:

1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known
		—	—				

PROPOSED HOUSES BY NO. OF ROOMS:

3 room	4 room	5 room	6 room	7 room	Not known
		—	—		

PROPOSED FLATS BY NO. OF ROOMS:

1 room	2 room	3 room	4 room	5 room	6 room	7 room	Not known
1	—	—					

DATE COMMENCED:

DATE COMPLETED:

REPORT – *Delete as appropriate

Present use: Res.	IDP: Res.
*established/~~authorised/contravening~~	Other Plans: —
Site area: 500 sq. m.	Floor space proposed: 15 sq. m.

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

*Adjoining occupiers/owners: ~~Not consulted~~/ 2 consulted, 1 object/ ~~.....~~ consulted, ~~no objections received/petition with ..... signatures objecting~~.

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

RECOMMENDATION:

*Resolve for the purposes of Regulation 11 of the Town & Country Planning General Regulations 1969 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/ 1209/31/1

(Applicants Nos. No NUMBER

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

(1.) S.C. 49 Commence with 5 years

S.R. 49

(2.) S.C. 19 Materials.

S.R. 19 (a.)

(3.) That the existing fence ~~xxxx~~ on the boundary with No. 33 Church Vale be replaced in its original position after the building works have been completed.

Reason: In order to retain the existing fence for the benefit of the occupiers of 33 Church Vale.

RECOMMENDATION AGREED		
	BPO	DBPO
~~PANEL~~	Cl Limit	
DELEGATION	26/11/80	

CHECK LIST – *Delete as appropriate

IDC Floor Space IDC No.	Existing Density Proposed Density Proposed rooms/dwing.	hr/a hr/a	Parking Existing Parking Proposed Parking Standard
ODP Floor Space ODP No.	IDP Plot Ratio Proposed Plot Ratio	:1 :1	Leading Space Standard Leading Space Proposed
Cubic Content Existing Extension	Site Plan		*Adequate/Inadequate
	Daylighting		*Complies/Infringes
Appearance:	Access		*Satisfactory/Unsatisfactory
Massing *Satisfactory/Unsatisfactory Elevations *Satisfactory/Unsatisfactory Materials *Satisfactory/Unsatisfactory Space about bldgs. *Satisfactory/Unsatisfactory Fencing *Satisfactory/Unsatisfactory Planting *Satisfactory/Unsatisfactory	Overlooking		*Satisfactory/Unsatisfactory
	Refuse Collection		*Satisfactory/Unsatisfactory
	Aspect		*Satisfactory/Unsatisfactory
	Prospect		*Satisfactory/Unsatisfactory
	Childrens Playspace @ 2m² Bedspace		*Adequate/Inadequate

INSPECTION REPORT – Date inspected 17.11.80

Since 33 Church Vale objected there has been a slightly amended boundary design so that the side fences of 33 can be retained.
The owner of 33 is now happy with the proposal – see letter dated 21/11/80.

PROGRESS NOTES

2. O/S 20 NW

Metres 276 277

FINCHLEY BORO CONST

FINCHLEY EAST WARD

ST FINCHLEY

CHURCH VALE

BEECH DRIVE

TWYFORD AVENUE

HUNTINGDON ROAD

DURHAM ROAD

LEICESTER ROAD

C F & P

F F

L B & Boro Const Bdy

Def Hall

Vicarage

All Saints' Church (C of E)

B M 317.66

T C B

898

899

897

Borough of Haringey
Borough Planning Officer
DW Frith Dip TP (Lond) FRTPI FRICS
Hornsey Town Hall
The Broadway Crouch End N8 9JJ
Telephone 01-340 3220

R. D. Morris
47 Potter Street
Harlow Essex

your reference
our reference (HD)
please contact (Mr ID Smith
date 29. 9. 80

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1971
Ref: N20913111

31 Church Vale N2

In accordance with the Town and Country Planning General Development Orders 1977 I am required to send to you the form of acknowledgement set out below.

Your application dated 23. 9. 80 was received on 26 9 80

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 25 11 80 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

8 Nov 80

33 Church Vale,
East Finchley,
London, N.2. 9PB

16th October, 1980.

HARINGEY
TOWN PLANNING SERVICE
20 OCT 1980
DPO | DPBO | CAPO | SEC
DP/1 | DP/2 | DP/3 | DP/4
DP/A | DC | DC/A | PERS
RES | LIB | LLC

Your Ref: JW/N.Spall

The Borough Planning Officer,
Hornsey Town Hall,
The Broadway,
Crouch End, N.8. 9JJ

Dear Sir,

Town and Country Planning Act 1971
Site: 31 Church Vale, N.2.
Proposed Development: Erection of single storey rear extension
Ref. No. HGY/1209/31/1

I am in receipt of your letter of 8th October re the above extension and further to my visit to your office on the 14th October when Mr. Spall showed me the plan of the extension, I now wish to state that I object to the extension being the boundary wall between the two gardens.

There is already 5½ feet of their garage wall jutting out as part of my boundary and with an extension of 12 feet, making a total of 17½ feet of blank wall, I feel that this part of my garden will have less light as well as being unsightly. I do not object to the extension provided the existing wooden fence remains as the boundary line.

I appeal to you to reconsider this plan and let the wooden fence remain.

Yours faithfully,

D Hughes Williams

D. Hughes Williams.

JW/M.Spall

8th October 1980

The Occupier,
29 & 33,Church Vale,
London,
N.2

Dear Sir/Madam
31,Church Vale,N.2

Town and Country Planning Act 1971 single storey rear extension.
Site:
Proposed Development:
1209/31/1

Ref.No.HGY/

An application for permission under the Town and Country Planning Act 1971 has been received in respect of the above proposed development. Before making a decision on this application the Council would welcome any observations you may care to make either objecting to the proposal or supporting it. The fact that this application is being considered in no way implies that the Council supports it.

In order to avoid undue delay in dealing with the proposal it would be appreciated if any comments could be made within 14 days of the date of this letter. Any comments received after this period will be taken into account wherever possible but, if you anticipate a delay in providing your observations, please notify me by return if at all possible.

If you do not own your property will you please pass this letter to the owner. In any event as an occupier your comments in respect of the proposal would be welcomed.

If you have any questions regarding this proposal or wish to see a copy of the application, please call at Hornsey Town Hall, Broadway Annexe, The Broadway, Crouch End, N.8, between the hours of 09.00 and 16.30 Monday to Friday or telephone 01-340-3220 extension 225. I regret however, that I cannot guarantee that a technical officer will be available to deal with any queries that may arise unless an appointment has been made.

Yours faithfully.

D.W.Frith
Borough Planning Officer.

33 Church Vale,
East Finchley,
London, N.2. 9PB

21st November, 1980.

HARINGEY
TOWN PLANNING SERVICE
24 NOV 1980
DRO | DP/2 | DP/3 | SLC
DP/1 | DP/2 | DP/3 | DP/4
DP/A | | D.C/A | PERS
PERS | GD | LLC

Your Ref: NJS/JEM/1209/31/1

The Borough Planning Officer,
Hornsey Town Hall,
The Broadway,
Crouch End, N.8. 9JJ

Dear Sir,

Town and Country Planning Act 1981
Site: 31 Church Vale, N.2.
Proposed Development: Erection of single storey rear extension.

I am in receipt of your letter of 18th November re the above extension.

Further to my telephone conversation with Mr. Spall today, I wish to inform you that I wrote to Dr. Myers on the 23rd October confirming the discussion we had and his verbal agreement about retaining the party fence. I have not had a written reply to my letter.

I do not object to the proposed extension at the above property provided the following conditions, agreed verbally by Dr. Myers, are kept.

(a) The existing party fence would remain.

(b) If part of the fence would have to be taken down temporarily during the construction of the extension, Dr. Myers would arrange for it to be put back in its original position.

(c) The wall of the extension would have a rough cast finish.

Yours faithfully,

D. Singh-Wadhwani

RJS/JEM/1209/31/1

Mr D. Hughes Williams
33 Church Vale
East Finchley
London N2 9PD

18 November 1980

Dear Sir

Town and Country Planning Act 1971
31 Church Vale, London, N.2.

I refer to your letter dated 16 October, 1980 concerning the proposed erection of a single storey rear extension at the above property.

I understand that since your letter you have reached agreement with the adjoining owners concerning the building line of the extension and the retention of your side fence.

I shall be grateful if you will confirm in writing as soon as possible that your objection in the 16 October letter does not now apply.

If I do not hear from you I will assume that this is the case.

Should you wish to discuss this matter further, please contact my Assistant, Mr Spall, telephone 340 3220 extension 232.

Yours faithfully

Assistant Borough Planning Officer

JW/N.Spall

D.Hughes Williams,
33,Church Vale,
London,
N.2 9PB

13th January 1981

Dear Sir or Madam

Town & Country Planning Act 1971
Site: 31,Church Vale,N.2

Proposed Development: **Erection of single storey rear extension.**

Ref: HGY/ 1209/31/1

I refer to previous correspondence concerning an application for permission under the Town and Country Planning Act 1971 in respect of the above proposed development.

In considering this application the Council gave very careful consideration to your comments but nevertheless decided to grant permission subject to the conditions set out on the attached schedule.

Thank you for the interest you have taken in this matter.

Yours faithfully

D W FRITH
Borough Planning Officer

Encl:

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 23 September 1980 and drawing(s) No.(s) HGY/1209/31/1 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 enjoyment by neighbouring occupiers of their properties.

3) That the existing fence on the boundary with No.33 Church Vale be replaced in its original position after the building works have been completed.
Reason: In order to retain the existing fence for the benefit of the occupiers of 33 Church Vale.

D REF. NO. HGY/ 1209/31/1

LONDON BOROUGH OF HARINGEY

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977

NOTICE OF PLANNING PERMISSION

Name and Address of Applicant	On behalf of
R.D. Morris 47 Potter Street Harlow Essex	Dr.D. Myers 31 Church Vale Muswell Hill London N.2.

Site
31 Church Vale, N.2.

Particulars of Development
Erection of single storey rear extension.

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 23 September 1980 and drawing(s) No.(s) HGY/1209/31/1 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 enjoyment by neighbouring occupiers of their properties.

3) That the existing fence on the boundary with No.33 Church Vale be replaced in its original position after the building works have been completed.
Reason: In order to retain the existing fence for the benefit of the occupiers of 33 Church Vale.

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

Dated 18 DEC 1980

David Frith

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 1976, any byelaws or any enactment other than Town and Country Planning Act 1971.