Mr Sam Ainsley
Simon Whitehead Architects
Unit 16 Blue Lion Place
237 Long Lane
London
SE1 4PU

On behalf of
Mr & Mrs Hilton
63 Grand Avenue
London
N10 3BS

Planning Application Reference No. **HGY/2015/0065**

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

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

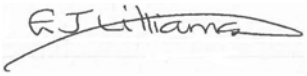
Location: **63 Grand Avenue, N10**

Proposal: **Widening of existing drive and replacement of bin store, replacement and enlargement of ground floor rear extension, enlargement of existing dormer and creation of new door to access basement to front elevation**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 07/01/2015 and drawing numbers: EX-000; EX-001; EX-002; EX-003; EX-010; EX-020; EX-100; PL-001 Rev B; PL-002 Rev A; PL-003 Rev A; PL-004 Rev A; PL-005 Rev A; PL-010 Rev B; PL-020.

SEE SCHEDULE OF CONDITIONS ATTACHED

03/03/2015



Emma Williamson
Head of Development Management
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at: www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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.

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.

HGY/2015/0065

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 accordance with the following approved plans and specifications: EX-000; EX-001; EX-002; EX-003; EX-010; EX-020; EX-100; PL-001 Rev B; PL-002 Rev A; PL-003 Rev A; PL-004 Rev A; PL-005 Rev A; PL-010 Rev B; PL-020.
Reason: In order to avoid doubt and in the interests of good planning.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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: 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.

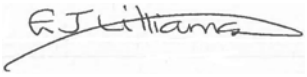
INFORMATIVE: Crossovers

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:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

03/03/2015



Emma Williamson
Head of Development Management
Planning Service