Mr Geoff Strange
Strange Associates
14 Uplands Road
London
N8 9NL

On behalf of
Mr & Mrs Conor Finn
79 Cranley Gardens
London
N10 3AB

Planning Application Reference No. **HGY/2014/3499**

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

NOTICE OF PLANNING PERMISSION

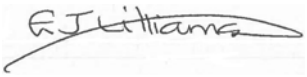
Location: **79 Cranley Gardens, N10.**

Proposal: **Erection of rear ground floor extension and new lower ground floor extension. Change of use of garage to residential use (gymnasium)**

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 11/12/2014 and drawing numbers: Design and Acces Statement dated December 2014, Ordnance Survey, 1265(P)01, 1265(P)02, 1265(P)03, 1265(P)04 Rev A, 1265(P)05, 1265(P)06 Rev A and 1265(P)07 Rev A

SEE SCHEDULE OF CONDITIONS ATTACHED

06/02/2015



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.

Director of Regeneration, Planning & Development **Lyn Garner**

HGY/2014/3499

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:

Design and Access Statement dated December 2014, Ordnance Survey, 1265(P)01, 1265(P)02, 1265(P)03, 1265(P)04 Rev A, 1265(P)05, 1265(P)06 Rev A, 1265(P)07 Rev A

Reason: In order to avoid doubt and in the interests of good planning.

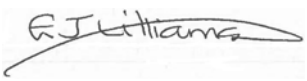
3. The development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply with Haringey Unitary Development Plan 2006 Saved Policy UD3 General Principles, London Plan 2011 Policy 3.5 and Haringey Local Plan 2013 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

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.

06/02/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Place & Sustainability **Lyn Garner**