Mr Ralph Kanfer
Architecture Ralph Kanfer
38 Friern Barnet Lane
London
N11 3LX

On behalf of
Ms Alice Nash
2 Creighton Avenue
London
N10 1NU

Planning Application Reference No. **HGY/2015/1137**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF PLANNING PERMISSION

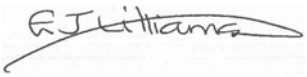
Location: **2 Creighton Avenue, N10**

Proposal: **Conversion of house into 4 flats with rear basement and ground floor extension and rear facing loft dormer**

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 20/04/2015 and drawing numbers: Design and Access Statement Revision B, Lifetime Homes Assessment Statement, 225_P_001, 225_P_100, 225_P_101, 225_P_110, 225_P_111 Rev A, 225_P_200, 225_P_210

SEE SCHEDULE OF CONDITIONS ATTACHED

15/06/2015



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/2015/1137

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 Revision B, Lifetime Homes Assessment Statement, 225_P_001, 225_P_100, 225_P_101, 225_P_110, 225_P_111 Rev A, 225_P_200, 225_P_210
Reason: In order to avoid doubt and in the interests of good planning.

3. No development shall take place until a detailed scheme of noise insulation measures for between the application sit and the adjoining property (4 Creighton Avenue) has been submitted to and been approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall take into account the provisions of BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.
Reason: In order to safeguard the amenities of adjoining residential occupiers.

4. Prior to first occupation of the development hereby approved the applicant is required to provide 7 (seven) secure sheltered cycle parking spaces.
Reason: To encourage the use of sustainable modes of transport and to comply with London Plan standards.

INFORMATIVE:

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

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: Hours of Construction Work

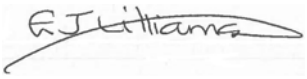
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE:

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.

15/06/2015



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