Mr Christopher Barnes
Architecture Design
17 Glenhurst Rise
London
SE19 3XN

On behalf of
Mr Rasik Howun
47 Lancaster Road
London
N4 4PG

Planning Application Reference No. **HGY/2015/1829**

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

NOTICE OF PLANNING PERMISSION

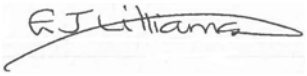
Location: **47 Lancaster Road, N4.**

Proposal: **Regularisation of property into three self-contained flats involving the refurbishment and conversion of the main dwelling house. Erection of a single storey rear extension and with formation of a single window roof dormer to the rear roof slope**

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 23/06/2015 and drawing numbers: Design and Access Statement, Heritage Statement, Location Plan, Block Plan, P(00)01, P(00)02, P(00)03, P(00)04, P(00)05, P(11)01, P(11)02, P(11)03, P(11)04, P(11) 05

SEE SCHEDULE OF CONDITIONS ATTACHED

18/08/2015



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/2015/1829

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, Heritage Statement, Location Plan, Block Plan, P(00)01, P(00)02, P(00)03, P(00)04, P(00)05, P(11)01, P(11)02, P(11)03, P(11)04, P(11) 05

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.

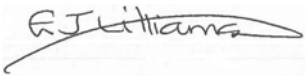
4. Prior to first occupation of the development hereby approved the applicant is required to provide secure and covered cycle storage for five bicycles and maintained as such thereafter.

Reason: To encourage the use of sustainable modes of transport and to comply with London Plan standards.

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.

18/08/2015



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