Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Mandip Sahota
Nicolas Taylor & Associates
31 Willmill Street
London
W1T 2JN

On behalf of
1 Stanhope Gardens Limited
C/O Spacelab
18 Wenlock Road
London
N1 7TA

Planning Application Reference No. **HGY/2015/3099**

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

NOTICE OF PLANNING PERMISSION

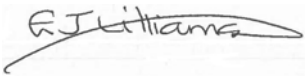
Location: **1 Stanhope Gardens, N6**

Proposal: **Subdivision of existing dwelling to create two self-contained family dwellings including two storey side and single storey rear extension, basement with associated landscaping and parking.**

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 21/10/2015 and drawing numbers: PL_01a; PL_01 to PL_13 incl.; PL_20a; PL_21 to PL_33 incl.

SEE SCHEDULE OF CONDITIONS ATTACHED

18/01/2016



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.

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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: PL_01a; PL_01 to PL_13 incl.; PL_20a; PL_21 to PL_33 incl.
Reason: In order to avoid doubt and in the interests of good planning.

3. No development shall take place on site until details of a construction management plan (CMP) is submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of vehicle parking and manoeuvring areas, wheel washing facilities, location of storage area for building materials, protective fending, details of new utility service routes and their method for creation, details of excavation methods and spoil removal. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development hereby approved.
Reason: To safeguard the trees on the application site and in the interest of the residential and visual amenities of the area.

4. Notwithstanding the information submitted within the application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling(s) or other buildings hereby approved shall be carried out unless a further planning permission has been granted by the Local Planning Authority.
Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

6. Before the development authorised by this permission commences, the results of a geotechnical investigation to determine the presence of aquifers and groundwater levels shall be submitted to the local planning authority; details of mitigation measures deemed necessary as a result of that investigation shall be submitted to the local planning authority and approved in writing before any excavations takes place; thereafter the development shall not proceed other than in accordance with the mitigation measures approved.
Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

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7. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.
Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

8. Prior to occupation of the development hereby permitted, the developer will be required under the terms of the Unilateral Undertaken agreement to contribute ££56,977.00 towards off-site Affordable Housing in the borough.
Reason: In order to secure sufficient funding towards Affordable Housing within the borough.

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: 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:

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 : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £5,586 (£159.6 sqm x £35) and the Haringey CIL charge will be £42,294 (159.6 sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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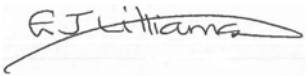
INFORMATIVE:

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.

18/01/2016



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