# Planning Service

**Stephen Kelly** Assistant Director Planning Service

Mr George Athanasi
GLA Architecture and Design Ltd.
Southgate Office Village
Block E
286A Chase Road
London
N14 6HF

**On behalf of**
Mr Jacovos Chimonas
8 Priscilla Close
London
N15 3BF

Planning Application Reference No. **HGY/2015/3373**

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

**NOTICE OF PLANNING PERMISSION**

Location: **8 Priscilla Close, N15**

Proposal: **Erection of single storey front extension**

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 13/11/2015 and drawing numbers: 1558.01 Existing Site Plan Rev A, 1558.02 Existing Ground Floor Plan Rev A, 1558.03 Existing First Floor Plan Rev A, 1558.04 Existing Roof Plan Rev A, 1558.05 Existing Front Elevation Rev A, 1558.06 Existing Sections AA & BB Rev A, 1558.07 Proposed Ground Floor Plan Rev A2, 1558.08 Proposed First Floor Plan Rev A2, 1558.09 Proposed Roof Plan Rev A2, 1558.10 Proposed Front Elevation Rev A3, 1558.11 Proposed Sections AA & BB Rev A3, 1558.12 Proposed East Elevation Rev A2, 1558.13 Proposed Site Plan Rev A2.

SEE SCHEDULE OF CONDITIONS ATTACHED

**16/06/2016**

**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.

**Planning Service**
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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 and specifications: 1558.01 Existing Site Plan Rev A, 1558.02 Existing Ground Floor Plan Rev A, 1558.03 Existing First Floor Plan Rev A, 1558.04 Existing Roof Plan Rev A, 1558.05 Existing Front Elevation Rev A, 1558.06 Existing Sections AA & BB Rev A, 1558.07 Proposed Ground Floor Plan Rev A2, 1558.08 Proposed First Floor Plan Rev A2, 1558.09 Proposed Roof Plan Rev A2, 1558.10 Proposed Front Elevation Rev A3, 1558.11 Proposed Sections AA & BB Rev A3, 1558.12 Proposed East Elevation Rev A2, 1558.13 Proposed Site Plan Rev A2.

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

3. Prior to the commencement of the approved development, details of the proposed boundary treatment shall be submitted in writing to the LPA for approval, and thereafter implemented as approved and retained in perpetuity unless agreed in writing by the Local Planning Authority.

   Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

4. No development shall take place until full details of soft and hard landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall t include detailed drawings of the planting. The landscaping scheme, once implemented, is to be retained thereafter.

   Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

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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:

The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

INFORMATIVE:

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE : Thames Water will aim to provide customers with a minum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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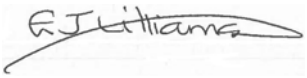
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INFORMATIVE:

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.

16/06/2016



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