# Planning Service

**Stephen Kelly** Assistant Director Planning Service

Ms Vivian Chan
Studio Verve Architects
Enver House
2-4 Tottenham Road
London
N1 4BZ

**On behalf of**
Mr Shraga Ystern
78 Crowland Road
London
N15 6UU

Planning Application Reference No. **HGY/2015/3354**

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

**NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)**

Location: **78 Crowland Road, N15**

Proposal: **Excavation of front and rear air wells to create new basement level**

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 11/11/2015 and drawing numbers: 217-0-01, 02, 04, 06, 10, 11, 12, 13, 20, 217-9-01/B, 02/B, 03/B, 04/D, 10/B 217-9-11/A, 12/A, 13/B, 14/B, 15, 16

SEE SCHEDULE OF CONDITIONS ATTACHED

**02/02/2016**

**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**
6th Floor, River Park House,
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London, N22 8HQ
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**www.haringey.gov.uk**

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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: 217-9-01/B, 02/B, 03/B, 04/D, 10/B 217-9-11/A, 12/A, 13/B, 14/B, 15, 16
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 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Before any work is undertaken in pursuance of this permission to add an additional floor and additional pressure on the original foundations of the dwelling, steps shall be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground and works shall be carried out in accordance with the approved structural engineers' drawings.
Reason: In order to safeguard the structural integrity of the building consistent with Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, Policies 7.4 and 7.6 of the London Plan 2015 as well as the 'House Extensions in South Tottenham SPD (2013)'.

INFORMATIVE:

The applicant is reminded that in order for the development to be built as approved it will preclude the building of the previous approval for the ground floor rear extension.

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.

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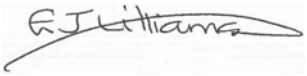
INFORMATIVE: Land Ownership

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:

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.

02/02/2016



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