Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Stephen Read
Craeft Architects Limited
289 Green Lanes
Palmers Green
London
N13 4XS

On behalf of
Mrs Clementine Lowry
35 Ossian Road
London
N4 4DX

Planning Application Reference No. **HGY/2015/3579**

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

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **35 Ossian Road, N4**

Proposal: **Replacement of single glazed timber sash windows in front elevation with double glazed timber sash windows. Construction of a retaining wall in the front garden to allow formation of a light well. Reconfiguration of the front external steps and installation of windows to the front bay at lower ground floor level. Replacement and enlarging of an existing dormer window and installation of roof level windows. Construction of a two storey rear 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 02/12/2015 and drawing numbers: OSN(000)001; OSN(100)001 Rev A; OSN(100)002 Rev A; OSN(100)003 Rev A; OSN(100)004 Rev A; OSN(100)005; OSN(100)010 Rev D; OSN(100)011 Rev D; OSN(100)012 Rev E; OSN(100)013 Rev D; OSN(100)014 Rev B; OSN(300)001 Rev A; OSN(300)002 Rev A; OSN(300)003 Rev B; OSN(300)010 Rev B; OSN(300)011 Rev E; OSN(300)012 Rev D; Design Report

SEE SCHEDULE OF CONDITIONS ATTACHED

27/01/2016

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.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
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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: OSN(000)001; OSN(100)001 Rev A; OSN(100)002 Rev A; OSN(100)003 Rev A; OSN(100)004 Rev A; OSN(100)005; OSN(100)010 Rev D; OSN(100)011 Rev D; OSN(100)012 Rev E; OSN(100)013 Rev D; OSN(100)014 Rev B; OSN(300)001 Rev A; OSN(300)002 Rev A; OSN(300)003 Rev B; OSN(300)010 Rev B; OSN(300)011 Rev E; OSN(300)012 Rev D; Design Report
Reason: In order to avoid doubt and in the interests of good planning.

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: 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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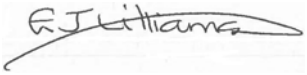
INFORMATIVE:

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.

27/01/2016



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