Planning Service

Stephen Kelly Assistant Director Planning Service

Miss Melissa Robinson
Matthew Wood Architects
Fourth & Fifth Floor - Magdalen House
136-148 Tooley Street
London
SE1 2TU

On behalf of
Mr & Mrs Philip Shaw
53 Southwood Lane
London
N6 5DX

Planning Application Reference No. **HGY/2016/0263**

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

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **53 Southwood Lane, N6**

Proposal: **Formation of basement with lightwells.**

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 25/01/2016 and drawing numbers: Design and Access, Planning & Heritage Statement, E0-1A, E0.2A, E10-1A, E20-1A, E20-2A, P10-1A, P20-1A & P20-2A and BIA ref. J16052

SEE SCHEDULE OF CONDITIONS ATTACHED

15/04/2016

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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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, Planning & Heritage Statement, E0-1A, E0.2A, E10-1A, E20-1A, E20-2A, P10-1A, P20-1A & P20-2A and BIA ref. J16052
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.

4. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.
Reason: In the interests of residential amenity.

5. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall provide details on:

i. The phasing, programming and timing of the works; taking into account additional development in the neighbourhood;
ii. Site management and access, including the storage of plant and materials used in constructing the development;
iii. Details of the excavation and construction of the basement;
iv. Measures to ensure the stability of adjoining properties; and
v. Vehicle and machinery specifications.

Reason: In the interests of residential amenity and highway safety.

6. The basement development hereby approved shall not be segregated and occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 53 Southwood Lane and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the Local Planning Authority.
Reason: In the interests of the amenities of the area.

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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

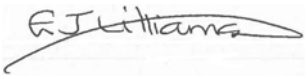
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE:

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.

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