Planning Service

Stephen Kelly Assistant Director Planning Service

Mrs Lida Sklirou
Lumitekton Ltd
85 The Granary
Stanstead Abbey
Hertfordshire
SG12 8XH

On behalf of
Mr & Mrs Dimitriou
161 Rathcoole Gardens
London
N8 9PE

Planning Application Reference No. **HGY/2015/3526**

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

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **161 Rathcoole Gardens N8**

Proposal: **Erection of single storey rear and side extension and replace existing front timber framed windows with white up to match existing style.**

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 26/11/2015 and drawing numbers: 003-PL001 Rev B, 003-PL002 Rev A, 003-PL003 Rev C, 003-PL100 Rev B, 003-PL200 Rev B, 003-PL201 Rev C

SEE SCHEDULE OF CONDITIONS ATTACHED

21/01/2016

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,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Stephen Kelly Assistant Director Planning Service

HGY/2015/3526

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:

003-PL001 Rev B, 003-PL002 Rev A, 003-PL003 Rev C, 003-PL100 Rev B, 003-PL200 Rev B, 003-PL201 Rev C

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

3. Prior to removal of the windows to the front elevation, full details of the replacement windows, which should match as closely as possible the design, proportions and appearance of the existing windows, shall be submitted to snd approved in writing by the Local Planning Authority nad shall be impleemnted in accordance with the approved details.

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.

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.

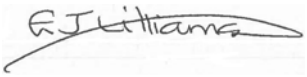
INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the 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.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Planning Service

Stephen Kelly Assistant Director Planning Service

21/01/2016



Emma Williamson
Head of Development Management
Planning Service

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk