Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Jerome
56 Glasslyn Road
London
N8 8RH

On behalf of
Mr Suraph Singh
2 Holmdale Terrace
London
N15 6PP

Planning Application Reference No. **HGY/2016/0223**

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

NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

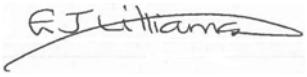
Location: **2 Holmdale Terrace, N15**

Proposal: **Excavation of basement to form family room with one rear and two front vent shafts.**

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 21/01/2016 and drawing numbers: (Prefix: 3002/) 01A, 02A, 03A, 04A, 05A, 06A and 07.

SEE SCHEDULE OF CONDITIONS ATTACHED

04/04/2016



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.

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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: (Prefix: 3002/) 01A, 02A, 03A, 04A, 05A, 06A and 07.
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 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. Prior to the commencement of the development, a Basement Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. This should include information that demonstrates the following matters: soil/ground conditions; hydrology and flow of water locally; the means of construction; the way the space is intended to be used and cumulative impact (including basements approved or built under permitted development) and any plans for subsequent permitted development or extensions above the basement. The development shall be carried out in accordance with the approved assessment.
Reason: To ensure the development does not impact on the surrounding area in accordance with Local Plan Policies SP5 and SP11 and draft DPD Policy DM18.

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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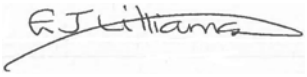
INFORMATIVE:

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.

04/04/2016



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