Planning Service

Stephen Kelly Assistant Director Planning Service

Mr John Quinn
Quinn Studio
51 Windermere Road
Streatham
London
SW16 5HF

On behalf of
Mr Mark Tilden
22 Ridgeway Gardens
London
N6 5XR

Planning Application Reference No. **HGY/2016/0325**

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

NOTICE OF PLANNING PERMISSION

Location: **22 Ridgeway Gardens, N6**

Proposal: **Variation of condition 2 (plans and specifications) and removal of condition 3 (materials) attached to planning permission HGY/2015/3229 in order to allow minor material amendments, minor alterations to proposed front and rear elevations and an increase of depth to rear**

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 01/02/2016 and documents / drawing numbers: Planning Statement dated 29/01/16, VC-01, VC-02 Rev B, VC-06, VC-07 & VC-08

SEE SCHEDULE OF CONDITIONS ATTACHED

05/05/2016

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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The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby permitted shall be begun not later than the expiration of 24/12/2018.
Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 24/12/2015 Haringey ref: HGY/20215/3229 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The approved plans comprise documents / drawing numbers: Planning Statement dated 29/01/16, VC-01, VC-02 Rev B, VC-06, VC-07 & VC-08. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. No part of any structure hereby granted shall be used as a roof terrace or balcony.
Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The development hereby approved shall be carried out in strict accordance with BS 5837:2012.
Reason: In order to ensure the safety and well being of the trees Adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

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.

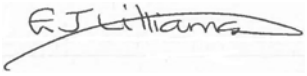
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INFORMATIVE:
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our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

05/05/2016



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