Planning Service

Stephen Kelly Assistant Director Planning Service

Mr Adrian Fowler
Fowler Architects Ltd
11C Hornsey Lane Gardens
London
N6 5NX

On behalf of
Mrs Vivienne Marshall
41B Woodland Gardens
London
N10 3UE

Planning Application Reference No. **HGY/2016/0594**

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

NOTICE OF PLANNING PERMISSION

Location: **41B Woodland Gardens, N10**

Proposal: **Construction of garden room situated in the rear garden**

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 26/02/2016 and drawing numbers: 145/P/01/003 and 004 Rev A, Suppliers drawing dated 20/01/2016

SEE SCHEDULE OF CONDITIONS ATTACHED

25/05/2016

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,
225 High Road, Wood Green,
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T 020 8489 5504
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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. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 145/P/01/003 and 004 Rev A, Suppliers drawing dated 20/01/2016
Reason: To avoid doubt and in the interests of good planning.

3. The building hereby permitted shall at all times be used for a purposes incidental to the enjoyment of the 41B Woodland Gardens and shall not at any time be occupied as a separate dwelling unit.
Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties

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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