Planning Policy and Development
639 High Road, London N17 8BD
Tel: 020 8489 5508
www.haringey.gov.uk
Interim Assistant Director Planning Policy and Development Ransford Stewart
Haringey Council

Mr Jitendra Shah
293 West Green Road
London
N15 3PA

Planning Application Reference No. **HGY/2008/0604**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: **Rear of 293 West Green Road N15**

Proposal: **Change of use from ancillary accommodation of dental surgery to 2 bedroom single dwellinghouse.**

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 13/03/2008 and unnumbered drawing.

SEE SCHEDULE OF CONDITIONS

P L Smith

Paul Smith
Head of Development Control South
Planning Policy and Development

07/05/2008

NOTE:
1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

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

CONDITION

1. The property shall only be used as a residential dwelling by the applicant and his wife for the period in which Mr and/or Mrs Shah is working at the Dental Surgery located at 293 West Green Road, N15.
Reason: The application has been approved under special circumstances, therefore when these circumstances fail to exist (i.e. Mr and/or Mrs Shah discontinue working) the change of use will cease and will return to the former D1 use in order to prevent residential development within the West Green Road Restricted Conversion Area.

2. 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.

REASONS FOR APPROVAL

Due to special circumstances in which the applicant's wife suffers from a complex cervical spinal condition, the proposal has been assessed on its individual merits and in conjunction with Council's Policies. As a result, the proposed change of use is considered acceptable under special circumstances.

P E Smith

Paul Smith
Head of Development Control South
Planning Policy and Development

07/05/2008

Urban Environment
1st Floor, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 5574 Fax: 0208 489 1433 Minicom: 020 8489 4445
www.haringey.gov.uk
Director of Urban Environment Niall Bolger
Haringey

Your ref:
Date: 30 April 2008
Our ref: PD/T/6006/9
Direct dial: 020 8489 5573
Email: nancy.nakagiri@haringey.gov.uk

Mr J Shah
293 West Green Road
London
N15 3PA

Dear Sirs,

LOCAL GOVERNMENT ACT 1985, SCHEDULE 8, PARAGRAPH 14

LONDON GOVERNMENT ACT 1963, SECTION 43

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 - PART II
NAMING AND NUMBERING OF BUILDINGS & STREETS
SITE: R/O 293 WEST GREEN ROAD N15 3PA

Please note that with effect from today, the following addresses have been assigned:

ABBOT VILLA, 1C ABBOTSFORD AVENUE, N15* 3BT.**

The new name/number(s) should be displayed on the building(s) or entrance gate or boundary wall immediately next to the entrance so as to be visible from the street. The new address must be implemented within one month of the completion of the development.

Please telephone Royal Mail Address Management Centre 14 days after receipt of this letter to obtain the full postcode on 08456 04 50 60.

Yours faithfully,

Malcolm Smith
Team Leader
Transportation Planning

Urban Environment
1st Floor, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 5573 Fax: 0208 489 1433 Minicom: 020 8489 4445
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Director of Urban Environment Niall Bolger

Haringey Council

LOCAL GOVERNMENT ACT 1985 – PARAGRAPH 14, SCHEDULE 8
LONDON GOVERNEMNT ACT 1963 – SECTION 43
LONDON BUILDINGS ACTS (AMENDMENT) ACT, 1939 – PART II

NAMING & NUMBERING OF BUILDINGS & STREETS

HARINGEY COUNCIL in pursuance of the provisions of Section 11 of the London Buildings Acts (Amendment) Act 1939 HEREBY ORDERS THAT, for the purpose of distinguishing them, the naming and numbering of a residential block rear of 293 West Green Road N15, in the London Borough of Haringey shall now be known and described as:

Abbot Villa, 1c Abbotsford Avenue, N15

and that any existing description which differs there from shall be abolished.

The entrance from the street for the properties should be identified thus:

Abbot Villa

The numerals or letters should be made of durable materials and contrast with the background with sufficient size to be seen from the street. The position of the numbers should not be higher than 6m or lower than 0.75m and the digits must be from decimal characters.

This ORDER shall take effect from and including:

Dated this 30th April – 2008

Malcolm Smith

Head of Transportation Planning

Land Registry

Official copy of register of title

Title number NGL400549 Edition date 21.07.2008

- This official copy shows the entries in the register of title on 21 July 2008 at 11:17:29.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 21 July 2008.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1 - A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Swansea Office.

A: Property register

This register describes the land and estate comprised in the title.

HARINGEY

1 (25.11.1937) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Abbot Villa, 1c Abbotsford Avenue, London (N15 3BT).

2 The land has the benefit of a right of way on foot only over the land tinted brown on the filed plan for the purpose of access to and egress from the lavatory accommodation tinted blue on the filed plan together with the right to use same.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (05.09.2000) PROPRIETOR: JITENDRA PREMCHAND SHAH of 293 West Green road, London N15 3PA.

2 (06.09.2000) The price stated to have been paid on 28 July 2000 was £39,200.

C: Charges register

This register contains any charges and other matters that affect the land.

1 A Conveyance of the land in this title and other land dated 1 December 1890 made between (1) Percival Hart (Vendor) and (2) Edgar John Donbavand (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 (05.09.2000) REGISTERED CHARGE dated 28 July 2000 to secure the moneys including the further advances therein mentioned.

3 (05.09.2000) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Nottingham Securities Centre, Impact House, 8 Castle Boulevard, Nottingham NG7 1GG.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 1 December 1890 referred to in the Charges Register:-

And the Purchaser hereby covenants with the Vendor that he will at all times hereafter observe and perform the several stipulations contained in the First schedule hereunder written as therein expressed.

THE FIRST SCHEDULE above referred to

1. Fences. The Purchaser is within one month from the date hereof to make and afterwards to maintain a boundary fence or wall between the land purchased by him and the roads No such fence or wall except in such part or parts as may form the exterior wall of any dwellinghouse hereafter to be erected on the land shall be less than four feet nor more than six feet in height.

2. Building Line. No house or building or part of a house or building is to be erected between the new road called Abbotsford Avenue and the building line shewn on the said plan except such fence as aforesaid.

3. User of land. No building other than a private or professional dwellinghouse and the outbuildings connected therewith is to be erected on the land and no building erected on the land is to be used as a workshop warehouse or factory and no manufacture shall be carried on upon nor any operative machinery be fixed or placed on the land. The land shall not be used for the deposit of any earth or rubbish or otherwise than as a garden until the same shall be built upon.

NOTE: The building line here referred to has been reproduced on the filed plan.

End of register