Planning Service

Stephen Kelly Assistant Director Planning Service

James Armitage-Hobbs
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33 Margaret Street
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On behalf of
Ath Alpha Ltd
C/O Agent

Planning Application Reference No. **HGY/2014/3334**

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

NOTICE OF PLANNING PERMISSION

Location: **150 Fortis Green N10**

Proposal: **Erection of fifth floor extension to create 1no. 3 bedroom additional residential unit**

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 25/11/2014 and drawing numbers: Site Location Plan - 150 Fortis Green
PL.08.689.036 - Existing front elevation
PL.08.689.037 - Existing rear elevation
10-110 - Proposed Floorplan
10-300 - Existing and proposed front elevations
10-301 - Existing and proposed rear elevations
10-302 - Existing and proposed side (east) elevations
10-303 - Existing and proposed side (west) elevations
Planning, Design and Access Statement - 150 Fortis Green , dated November 2014

SEE SCHEDULE OF CONDITIONS ATTACHED

05/02/2016

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
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www.haringey.gov.uk

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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:

Site Location Plan - 150 Fortis Green
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Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Prior to the commencement of development hereby permitted, a sectional detail of the structure with the frame at 1:5 or appropriate scale should be submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

5. No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities for the new dwelling has been submitted to, and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to ensure adequate refuse provision for occupiers of the new dwelling and waste collectors.

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6. The green roof as shown on approved drawing number 10-110 shall only be used for maintenance access only, and shall not be used as a roof terrace without the prior approval in writing of the Local Planning Authority.

Reason: In order to protect the amenity of occupants of the adjoining residential properties.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: The applicant is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayoral CIL charging schedule and the information given on the plans, the Mayoral CIL charge will be £5,145 (147 x £35) and the Haringey CIL charge will be £38,955 (147 x £265). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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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