

Miss Tamsyn Hart
Unicorn House
221-222 Shoreditch High Street
London
United Kingdom
E1 6PJ

21 December 2022

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2022/3895
Location	Thirsk Cottage, Stanhope Road, Hornsey, London, N6 5DE
Proposal	Alterations to the front perimeter elevation including the replacement of the existing garage door, replacement driveway entrance, fencing and gate at front boundary. Alterations to the perimeter boundary wall include the replacement of a timber fence with brick wall and paint treatment to the new and existing boundary wall. At front elevation, the replacement of the existing front elevation porch, replacement of existing front elevation window with enlarged timber framed window and the construction of a dormer window to the front roof slope. At ground level, the replacement of existing render with brick slips. At roof level, alterations to existing rooflights & installation of 5 new rooflights. At rear elevation, the replacement of 2 existing doors and the erection of a single storey rear extension with associated rear landscaping.
Received	28 October 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
THC-200 PROPOSED SECTION A-A AND B-B.pdf	Section - Proposed	31 October 2022
THC-300 PROPOSED FRONT ELEVATION.pdf	Elevation (Front) - Proposed	31 October 2022
THC-102 PROPOSED FIRST FLOOR PLAN.pdf	Floor plan	31 October 2022
THC-103 PROPOSED ROOF PLAN.pdf	Roof Plan - Proposed	31 October 2022
THC-201 PROPOSED SECTION C-C AND D-D.pdf	Section - Proposed	31 October 2022
THC-301 PROPOSED REAR ELEVATION.pdf	Elevation (Rear) - Proposed	31 October 2022
THC-302 PROPOSED SIDE ELEVATIONS.pdf	Elevation (Side) -	31 October 2022

THC-100 PROPOSED SITE PLAN.pdf

THC-101 PROPOSED GROUND FLOOR PLAN.pdf

Proposed

Block plan of the
site

31 October 2022

Additional plans

31 October 2022

A handwritten signature in black ink that reads 'Robbie McNaughton' in a cursive script.

Robbie McNaughton

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (3)

- 1** The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2** The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper 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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Access to Parks Land

It is being brought to your attention that the granting of planning permission does not convey the right to use and access the Council's Parks land for the purpose of implementing the consent hereby approved. The relevant consent will be required via a

formal licence to be drawn up via the Council's Legal and Property service teams, with such access or use of Parks land not automatically guaranteed. You should contact parkprojects@haringey.gov.uk for further information.

- 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.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 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.