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22 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/2022/2690
Location	67, Shepherds Hill, London, N6 5RE
Proposal	Erection of single storey rear extension, incorporation of railings to existing balcony, new/replacement windows, new/replacement rooflights, new cabrio rooflight, blocking up of windows, addition of doors and provision of new rear patio area. Works to front garden, including: erection of new wall and gate to street boundary, erection of new retaining wall to parking area, creation of new steps and other landscaping works.
Received	7 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
016_PL_001		14 October 2022
016_PL_011		14 October 2022
016_PL_003		14 October 2022
016_PL_006		14 October 2022
016_PL_021		14 October 2022
016_PL_008		14 October 2022
016_PL_012		14 October 2022
016_PL_009		14 October 2022
016_PL_007		14 October 2022
016_PL_005		14 October 2022
016_PL_002		14 October 2022
016_PL_010		14 October 2022
016_PL_020B Revision B		17 November 2022
016_PL_023B Revision B		17 November 2022
016_PL_018B Revision B		17 November 2022
016_PL_014B Revision B		17 November 2022

Planning Service

Rob Krzyszowski

Assistant Director Planning, Building Standards & Sustainability



016_PL_017B Revision B

17 November 2022

016_PL_015B Revision B

17 November 2022

016_PL_016C Revision C

18 November 2022

016_PL_024B Revision B

18 November 2022

016_PL_004

18 November 2022

016_PL_013 Revision B

15 December 2022

016_PL_022 Revision C

15 December 2022

016_PL_019 Revision C

15 December 2022

Robbie McNaugher

Robbie McNaugher

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

Conditions: (5)

- 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 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 those as specified on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character and appearance of the Crouch End Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4** No part of the rear extension hereby approved shall be used as a roof terrace or balcony.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5** Notwithstanding the plans hereby approved, the new window in the south-western facing dormer (serving staircase) shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the extension/development is occupied and thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development

Management DPD 2017.

Informatives:

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.

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

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 preapplication advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 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.

- 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.