

Mr Alba Luna Crespo Mendoza
33 Ridgeway Gardens
London
United Kingdom
N6 5XR

3 January 2023

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

Case Reference HGY/2022/4131
Location 44 Shepherds Hill, Hornsey, London, N6 5RR
Proposal Creation of roof terrace on existing flat roof, installation of green roof and alteration to front garden.
Received 16 November 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
221109_44 Shepherds Hill-R-02.pdf	Elevation (Side) - Existing	16 November 2022
221110 Planning Design and Access Statement 44 SHEpherds Hill.pdf	Design and access statement	16 November 2022
221114_44 Shepherds Hill-E-001.pdf	The location plan	16 November 2022
221114_44 Shepherds Hill-E-002.pdf	Block plan of the site	16 November 2022
221109_44 Shepherds Hill-R-00.pdf	Roof Plan - Existing	16 November 2022
221109_44 Shepherds Hill-R-01.pdf	Section - Existing	16 November 2022
221114_44 Shepherds Hill-R-03.pdf	Additional plans	16 November 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 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 approved plans comprise drawing nos (R03 Rev.1; R00 Rev.1; E-00 Rev.0; R-01 Rev.1; Design and Access Statement Ref: FW279/ FW; E-002 Rev.0; R02 Rev.1)

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** Notwithstanding the plans hereby approved, no roof terrace to the extension shall be constructed until full details of the 'green roof' (in specific details of the proposed plant species and how the roof shall maintained) have been submitted to and approved in writing by the Local Planning Authority. The green roof shall not be constructed other than in accordance with the details so approved and shall thereafter be so maintained.

Reason: In the interests of the character and appearance of the conservation area and to ensure the long term success of the proposed green roof.

Informatives:

INFORMATIVE: Hours of Construction Work

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.

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.

- 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.