



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomer@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

57

Suffix

Property Name

Address Line 1

Cholmeley Crescent

Address Line 2

Hornsey

Address Line 3

Haringey

Town/city

London

Postcode

N6 5EX

Description of site location must be completed if postcode is not known:

Easting (x)

528615

Northing (y)

187702

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kirsty

Surname

Spellman

Company Name

Address

Address line 1

57 Cholmeley Crescent

Address line 2

Hornsey

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N6 5EX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

57 Chomeley Crescent is one half of a pair of semi-detached dwellings. Demolition of existing rear extension to include first floor rear projecting bathroom (bathroom 2) and associated roof. Proposal, new single storey rear extension and extending first floor at rear to align with rear facade of other half of the semi-detached dwelling, neighbouring semi-detached property, No. 59.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
MX191256

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☒ Yes
- ☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

3219-4189-6002-0127-2206

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

square metres

Number of additional bedrooms proposed

Number of additional bathrooms proposed

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?



When are the building works expected to be complete?



Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing first floor structure extends further out than the proposed new structural line. It is not possible to reconfigure the existing roof to the new roof form. The external walls demolished to enable the construction of the extended first floor and to allow the walls to follow the new footprint.

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Existing render and red facing bricks

Proposed materials and finishes:

Proposed render and red facing bricks

Type:

Roof

Existing materials and finishes:

Red clay tiles and asphalt flat roof

Proposed materials and finishes:

Rear slope of main roof - Red clay tiles to match existing . 1st floor flat roof - resin liquid waterproofing system. Ground Floor extensions - Zinc roofing

Type:

Windows

Existing materials and finishes:

painted softwood and upvc double glazed windows

Proposed materials and finishes:

painted metal framed windows with double / triple glazing

Type:

Doors

Existing materials and finishes:

painted softwood/upvc glazed doors

Proposed materials and finishes:

painted metal framed doors with double / triple glazing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

masonry walls and close-boarded fencing

Proposed materials and finishes:

as existing

Type:

Vehicle access and hard standing

Existing materials and finishes:

NA

Proposed materials and finishes:

NA

Type:

Lighting

Existing materials and finishes:

External lighting at rear - flood light

Proposed materials and finishes:

External lighting at rear - directed on ground and steps

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See Drawing Issue Sheet - 2116_DIS_230110, Design and Access Statement - 2116_DAS_230110

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE/2022/0034

Date (must be pre-application submission)

20/01/2022

Details of the pre-application advice received

Note - the Pre-app also included the potential development of the roof over the main house to form a new second floor over both pairs of semi detached dwellings (Nos. 57 and 59). This planning application is only for the development at ground floor level and the alignment of the first floor rear elevation to match that of No. 59.

Pre-App advice received for rear extension as follows:

Rear extension

1. The proposal is for the demolition of the existing large rear extension and conservatory in connection with No 57; to be replaced with a new extension over a similar footprint.
2. Two options are put forward for the garden room extension. Option 1 is a stepped option that incorporates a flowering roof, while option 2 is a folded form that gives rhythm to the external elevation.
3. The architecture at the back of No 57 & 59 lacks the harmony of the frontages, having been altered. The small first-floor extensions are considered acceptable and would serve to unify the appearance of this pair of properties.
4. Given the existing rear extension to this property and the fact the part of the elevation in question is barely visible from outside the site such extensions in terms of design and footprints are acceptable.
5. Garden area and vegetation on boundaries would not be affected. The use of a green roof as shown in Option 1 with a flowering roof is welcomed as it would soften the appearance and integrate the extensions into the garden setting.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

ms

First Name

Sara

Surname

Yabsley

Declaration Date

10/01/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & demolition in a conservation area as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sara Yabsley

Date

12/01/2023