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12 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/2022/3567
Location 32, Lansdowne Road, London, N10 2AU
Proposal Demolition of existing conservatory, erection of single storey rear extension, installation of rear dormer window, addition of side door, replacement windows/rooflights and other external alterations. Increase size of outdoor terrace area with new stairs and addition of air source heat pump and door to rear of garage.
Received 17 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
P-2229-04	Existing Second Floor Plan	17 October 2022
P-2229-105	Proposed Roof Plan	17 October 2022
P-2229-101	Proposed Ground Floor Plan (External Area)	17 October 2022
P-2229-103	Proposed First Floor Plan	17 October 2022
P-2229-104	Proposed Second Floor Plan	17 October 2022
P-2217-108	Proposed Side Elevation	17 October 2022
P-2229-10	Existing Section	17 October 2022
P-2229-05	Existing Roof Plan	17 October 2022
P-2229-03	Existing First Floor Plan	17 October 2022
P-2229-06 (Existing Front Elevation)	Existing Front Elevation	17 October 2022
P-2229-07	Existing Rear Elevation	17 October 2022

P-2229-08	Existing Side Elevation	17 October 2022
P-2229-09	Existing Side Elevation 1	17 October 2022
P-2229-02	Existing Ground Floor Plan	17 October 2022
P-2229-00	Location & Block Plan	17 October 2022
P-2229-01	Existing Ground Floor Plan (External Area)	17 October 2022
P-2229-06 (Proposed Front Elevation)	Proposed Front Elevation	17 October 2022
P-2229-107	Proposed Rear Elevation	17 October 2022
P-2217-109	Proposed Side Elevation 1	17 October 2022
P-2229-102	Proposed Ground Floor Plan	17 October 2022
P-2217-110	Proposed Section	17 October 2022

Robbie McNaugher

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

Conditions: (6)

- 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 and finishes to be used for the proposed development shall match those as specified on the approved plans and submitted application form.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character and appearance of the Vallance Road 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** Notwithstanding the plans hereby approved, the replacement first floor side window (serving bathroom) 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 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** The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring

dwelling, then the applicant shall install noise mitigation measures in agreement with the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers, consistent with Policy DM1 of The Development Management DPD (2017).

- 6** 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).

Informatives:

INFORMATIVE

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

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

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

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.