

Mr John Domenech
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euston
euston
United Kingdom
NW1 1LG

18 January 2023

None Set

Case Reference HGY/2022/3865
Location 41, Rutland Gardens, Tottenham, London, N4 1JN
Proposal Loft conversion comprising dormer extension to the main rear roof slope and rear outrigger and the creation of a roof terrace.
Received 24 October 2022

None Set

Title	Description	Date
DPL.13 Rev A	Proposed rear and side elevation	31 October 2022
DPL.12 Rev A	Proposed rear and side elevation	31 October 2022
DPL.14	Block and location plans	31 October 2022
DPL.01	Existing ground and first floor plans	31 October 2022
DPL.04	Existing rear and side elevations	31 October 2022
DPL.06	Proposed ground floor plan	31 October 2022
DPL.07	Proposed first floor plan	31 October 2022
DPL.10 Rev A	Proposed section	31 October 2022
DPL.11	Proposed section	31 October 2022
DPL .05	Existing rear and side elevation	31 October 2022
DPL.09 Rev A	Proposed roof plan	31 October 2022
DPL.03	Existing section	31 October 2022
DPL.08 Rev A	Proposed attic floor plan	31 October 2022
DPL.02	Existing attic floor and roof plans	31 October 2022

Planning Service

Rob Krzyszowski

Assistant Director Planning, Building Standards & Sustainability



Robbie McNaugher

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**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: 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

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8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

None Set