

Ms Zenab Haji-Ismaail
Orcadian Planning
Windy Nook
Chorleywood Bottom
Rickmansworth
WD3 5JB

7 February 2023

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

Case Reference HGY/2022/3533
Location 38, Cholmeley Park, London, N6 5ER
Proposal Demolition of existing rear extension and erection of a new
ground floor rear extension, and alterations to side fenestrations
with associated works.
Received 11 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
38 CP - Planning Statement		25 November 2022
Block Plan		25 November 2022
38 CP - Site Location Plan		25 November 2022
CHO_Planning Application Drawings_221010		25 November 2022
CHO_PP_05_SF_REV01 (1)		12 January 2023
CHO_PP_03_GF_REV01 (1)		12 January 2023
CHO_PP_04_FF_REV01		12 January 2023
CHO_PP_07_ELE_REV02		12 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 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, Drawing Nos: CHO_EX_01, CHO_EX_02, CHO_EX_03, CHO_EX_04, CHO_EX_05, CHO_EX_06, CHO_EX_07, CHO_PP_01, CHO_PP_02, CHO_PP_03 rev 1, CHO_PP_04 rev 1, CHO_PP_05 rev 1, CHO_PP_06, CHO_PP_07 rev 2, Planning Statement, 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 shown in the drawings hereby approved.

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.

- 4** Notwithstanding the provisions of Schedule 2, Part 1 and Classes A and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders amending or re-enacting that Order with or without modification), the flat roof area of the rear extension hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with 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.

- 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.