

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

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384 St Anns Road
London
N15 3ST

On behalf of
Gokcen
Garden Flat
1 Wolseley Road
London
N8 8RR

Planning Application Reference No. **HGY/2022/0706**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **Garden Flat, 1 Wolseley Road, N8**

Proposal: **Proposed outbuilding/garden office including soft landscaping improvements to existing area of soft landscaping and minor increase to fence height on the boundary with No 3 Wolseley Road.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 10/02/2022 and drawing numbers: 329_001 Rev C, 329_002 Rev C, 329_003 Rev C, 329_101 Rev C, 329_102 Rev C, 329_103 Rev C, 329_200 Rev A, 329_201 Rev C, 329_300 Rev B, Flood Map, Arboricultural Method Statement by Marcus Foster Arboricultural Design & Consultancy dated Jan 2022, Design and Access Statement

SEE SCHEDULE OF CONDITIONS ATTACHED

22/04/2022



Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

NOTE:

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.
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.

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6th Floor, River Park House,
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The following conditions have been applied to this consent and these conditions must be complied with:

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: 329_001 Rev C, 329_002 Rev C, 329_003 Rev C, 329_101 Rev C, 329_102 Rev C, 329_103 Rev C, 329_200 Rev A, 329_201 Rev C, 329_300 Rev B, Flood Map, Arboricultural Method Statement by Marcus Foster Arboricultural Design & Consultancy dated Jan 2022, Design and Access Statement. 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. The outbuilding/garden office hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling Garden Flat 1 Wolseley Road and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings

4. The outbuilding/garden office hereby approved is to be constructed using 'small diameter helical screw piles' and in line with other protective measures outlines in the Arboricultural Method Statement and Tree Protection Plan (Drawing No. T002).

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

5. Prior to the commencement of any soft landscaping works on site, a Species and Landscape Plan shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and maintained thereafter.

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

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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: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/

<https://www.haringey.gov.uk/planning-and-building-control/building-control>

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:

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 pre-application 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.

22/04/2022



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service