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16 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/2022/4557
Location Flat 1, 15 Wellfield Avenue, London, N10 2EA
Proposal Single storey extension, roof reconfiguration/extension and other external alterations to existing garage. Enlarged outbuilding to be used as studio/office incidental to the existing property.
Installation of new fencing/gate.
Received 14 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
Tree Report Reference: GHA/DS/162290:22		14 October 2022
P01B	Proposed floor and roof plans	14 October 2022
P02A	Proposed sections	14 October 2022
P03A	Proposed elevations	14 October 2022
P04A	Proposed elevations	14 October 2022
P00D	Proposed block plan	12 January 2023
P100B	Proposed site plan	12 January 2023

Robbie McNaugher

Robbie McNaugher
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 to be used for the proposed development shall match those as specified on the submitted planning application form.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Muswell Hill Conservation Area is preserved, consistent with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

- 4** The proposed development shall be carried out in accordance with the measures and recommendations outlined in the submitted Tree Survey and Arboricultural Impact Assessment (GHA Trees, dated: 4th July 2022).

Reason: In order to ensure the protection of trees on and adjacent to the site, in accordance with Policy SP13 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 5** The enlarged outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as: Flat 1, 15 Wellfield Avenue 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 with Policy D6 of the London Plan (2021) and Policy SP2 of the Haringey Local Plan (2017), which set out appropriate standards and requirements for all new dwellings.

- 6 The proposed gates shall not open outwards over the carriageway of Muswell Mews.

Reason: In order to ensure that an obstruction to vehicles is not created, in accordance with Policy SP7 of the Haringey Local Plan (2017).

Informatives:

INFORMATIVE Tree Works

The applicant is advised to gain the permission of the owner of the adjacent ash tree (T1) before undertaking any pruning works.

INFORMATIVE Hours of Construction

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 Party Wall

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 Proactive Statement

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.