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20 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/2022/4316
Location 2 Courtenay Avenue, Hornsey, London, N6 4LP
Proposal Extension and refurbishment work to existing dwelling,
including: installation of new roof to main house, erection of
second floor side extension, erection of part ground floor and
part first floor rear extension, construction of basement
extension, replacement/new windows and other external
alterations.
Received 5 December 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
001	The location plan	5 December 2022
250, 252, 254, 256, 260	Detail Drawing	5 December 2022
003, 008, 010, 011, 012, 013, 020, 022, 024, 026, 030, 032	Additional plans	5 December 2022
108, 110, 111, 112, 113, 120, 122, 124, 126, 130, 132	Additional plans	5 December 2022
Arboricultural Impacts Assessment (Proposed Site Plan)	Tree survey	5 December 2022
202, 203, 208 A, 210, 211, 212, 213, 220, 222, 224, 226, 230, 232		16 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (8)

- 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 approved plans comprise drawing nos: 001, 003, 008, 010, 011, 012, 013, 020, 022, 024, 026, 030, 032, 108, 110, 111, 112, 113, 120, 122, 124, 126, 130, 132, 202, 203, 208 A, 210, 211, 212, 213, 220, 222, 224, 226, 230, 232, 250, 252, 254, 256, 260 and Arboricultural Impacts Assessment (Proposed Site Plan). 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 external materials to be used for the proposed development shall match those as specified on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate 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 construction phase of the basement extension throughout its duration shall be supervised by a suitably qualified Chartered Civil Engineers (MICE) or Chartered Structural Engineers (MI Struct.E). At no time shall any construction work associated with the basement take place unless an engineer is at that time currently appointed.

Reason: To safeguard the structural stability of the existing property and to comply with Policy DM18 of the Development Management DPD (2017).

- 5** Notwithstanding the plans hereby approved, all the new/replacement first

and second floor windows on the northern side elevation 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 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 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).

- 6 Notwithstanding the plans hereby approved, all the new/replacement first and second floor windows on the southern side elevation 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 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 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).

- 7 Prior to the commencement of any development hereby approved, and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, an Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall commence in full accordance with the approved details.

Reason: To safeguard protected trees during construction, in accordance with Policy G7 of the London Plan (2021) and Policy DM1 of The Development Management DPD (2017).

- 8 Prior to first occupation of the development hereby approved, a planting/landscaping scheme, demonstrating a net gain in trees on site, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a species list and an aftercare management programme. Thereafter, the planting scheme shall be implemented in full, prior to first occupation of the development.

Reason: To ensure a net gain in trees on site, in accordance with Policy G7 of the London Plan (2021) and Policy DM1 of The Development Management DPD (2017).

Informatives:

The applicant is advised that this planning permission does not give consent for the felling of any other trees, apart from those specifically identified for removal on the plans in Part 3 of the Arboricultural Impact Assessment Report (Landmark Trees, dated: 29th November, 2022).

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: 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.

