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London
E9 6JQ

6 March 2023

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

Case Reference HGY/2023/0116
Location 3 Ranelagh Road, Tottenham, London, N17 6XY
Proposal Loft conversion with new rear dormer
Received 12 January 2023

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
093_080_Existing_Side_Elevation.pdf	Elevation (Side) - Existing	12 January 2023
093_112_Proposed_Loft_Floor.pdf	Additional plans	12 January 2023
093_220_Proposed_Side_Elevation.pdf	Elevation (Side) - Proposed	12 January 2023
093_210_Proposed_Rear_Elevation.pdf	Elevation (Rear) - Proposed	12 January 2023
093_010_Location_Plan.pdf	The location plan	12 January 2023
093_040_Existing_First_Floor_Plan.pdf	Additional plans	12 January 2023
093_070_Existing_Front_Elevation.pdf	Elevation (Front) - Existing	12 January 2023
093_090_Existing_Section_A-A.pdf	Section - Existing	12 January 2023
093_300_Proposed_Section.pdf	Section - Proposed	12 January 2023
093_113_Proposed_Roof_Plan.pdf	Additional plans	12 January 2023
093_111_Proposed_First_Floor.pdf	Additional plans	12 January 2023
093_020_Site_Plan.pdf	Block plan of the site	12 January 2023
093_030_Existing_Ground_Floor_Plan.pdf	Additional plans	12 January 2023
093_050_Existing_Loft_Floor_Plan.pdf	Additional plans	12 January 2023
093_060_Existing_Roof_Plan.pdf	Additional plans	12 January 2023
093_075_Existing_Rear_Elevation.pdf	Elevation (Rear) - Existing	12 January 2023
093_110_Proposed_Ground_Floor.pdf	Additional plans	12 January 2023

093_200_Proposed_Front_Elevation.pdf

Elevation (Front) - 12 January 2023
Proposed

Robbie McNaugher

Robbie McNaugher
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** Prior to the first occupation of the development hereby approved, the proposed windows in the flank elevations shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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
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.

- 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.