

ms Sara Yabsley
18 A Broadlands Road
London
United Kingdom
N6 4AN

7 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/2023/0108
Location 57 Cholmeley Crescent, Hornsey, London, N6 5EX
Proposal Demolition of existing rear extension and first floor rear hipped roof projection. Erection of part single, part two storey rear extension, replacement of windows and landscaping works.
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
00A3002	Existing side elevation (west)	12 January 2023
10A2001	Proposed long (side) section A	12 January 2023
10A1002	Proposed ground and first floor plans	12 January 2023
00A2001	Existing long (side) section A	12 January 2023
00A2002	Existing cross-section B (rear)	12 January 2023
00A1002	Existing site plan	12 January 2023
00A1001	Site location plan	12 January 2023
00A1003	Existing ground and first floor plans	12 January 2023
00A3001	Existing front elevation	12 January 2023
00A3003	Existing rear elevation	12 January 2023
10A3001	Proposed front elevation	12 January 2023
10A3002	Proposed side elevation (west)	12 January 2023
10A3004	Proposed side	12 January 2023

	elevation (east)	
10A1001	Block plan of the site	12 January 2023
10A2003	Proposed long (side) section D	12 January 2023
00A3004	Existing side elevation (east)	1 February 2023
10A2002 A	Proposed cross-section (rear)	6 March 2023
10A3003 A	Proposed rear elevation	6 March 2023

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: 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 preserve the character of the Highgate Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 & DM12 of the Development Management DPD 2017.

Informatives:

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.

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 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.

- 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.