

Mr Matthew Evans
Basement Flat 23 Talbot Road
London
United Kingdom
N15 4DF

17 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/2022/4318
Location	Basement Flat 23 Talbot Road N15 4DF.
Proposal	Formation of a rear garden outbuilding
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
site plan.pdf	Block plan of the site	5 December 2022
location plan.pdf	The location plan	5 December 2022
Booths garden studio 16x8 Elevation Drawings.pdf	Detail Drawing	5 December 2022
16x8 Anthracite-1200.pdf	Additional plans	5 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 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 (Site Plan (Block); Site Location Plan; Booth Garden Studios -(Floor Plan, Elevations – front, side back); 16x8 Anthracite).

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 hereby permitted shall only be used for purposes incidental and ancillary to the enjoyment and domestic use of the dwelling at Basement Flat 23 Talbot Road N15 4DF and for no other purpose or use without the grant of further specific permission from the local planning Local Planning Authority.

Reason: In order to prevent a separate use operating from this site, which may lead to an inappropriate and over-intensive use of the site.

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.

- 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.