

Mr Fred Jordaan
Flat 1
29 Milton Road
Hornsey
London
N6 5QD

20 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/2022/4257
Location	Flat 1, 29 Milton Road, Hornsey, London, N6 5QD
Proposal	The erection of a timber framed, green felt roofed garden shed in the garden of Flat 1, 29 Milton Road for use by the applicant as a home office.
Received	29 November 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
GPP-J-29MR-22-04 Elevations of Proposed Garden Studio_28112022_A3.pdf	Mixed/Combined Plans	29 November 2022
GPP-J-29MR-22-02 Site Plan_25112022_A4.pdf	The location plan	29 November 2022
GPP-J-29MR-22-01 Site Context Plan_REDUCED SIZE_25112022_A4.pdf	Street Scene/Context Plan - Existing	29 November 2022
GPP-J-29MR-22-03 Site Layout Plan_25112022_A4.pdf	Block plan of the site	29 November 2022
GPP-J-29MR-22-05 Tree Plan_25112022_A4.pdf	Tree survey	29 November 2022
Design and access statement - Flat 1 29 Milton Road - Foundation		20 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 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 The garden shed hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential unit Flat 1 29 Milton Road Hornsey London N6 5QD 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 Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

- 4 The garden shed hereby approved shall be constructed using piles taking account of trees growing in proximity to the development 'unless otherwise agreed in writing by the Local Planning Authority'. Any beams across the root protection area must also be placed at a level that will not require excavations and root severance for their installation.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

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: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/
<https://www.haringey.gov.uk/planning-and-building-control/building-control>

- 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.