



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Beaulieu House

Address Line 1

Compton Avenue

Address Line 2

Hornsey

Address Line 3

Haringey

Town/city

London

Postcode

N6 4LH

Description of site location must be completed if postcode is not known:

Easting (x)

527203

Northing (y)

187653

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Works to the house include refurbishment and extension as follows:

- The full external and internal refurbishment of the existing house, which includes upgrading the external envelope to the original state and minor internal alterations to accommodate the internal layout development.
- Single stprey extensions to the south side gable and western rear of the house
- A two storey extension to the north gable
- The addition of a basement.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
Unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes
- ☒ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

422.00	square metres
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Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

6

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

08/2023	
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When are the building works expected to be complete?

02/2025	
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Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red brick White render

Proposed materials and finishes:

Red render to match existing brick Red stone to match tone of existing brick and render Metal window frames and mullions, colour bronze.

Type:

Roof

Existing materials and finishes:

Replacement tiles

Proposed materials and finishes:

Tiles to match tone of the existing and original type Flat green roofs Flat roofs with pebble finish

Type:

Windows

Existing materials and finishes:

MLx

Proposed materials and finishes:

New metal frame windows to existing house to match original type and finish New metal framed glazing with finish to match windows to house

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Elevation drawings, series numbers 020 and 120, and DAS section 5.0 Proposals.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☒ Yes

☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Refer to tree survey, arboricultural impact assessment and DAS sections 5.13 and 5.14.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☒ Yes

☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Refer to arboricultural impact assessment and DAS sections 5.13 and 5.14.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
- ☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
- ☐ No

Please provide the number of existing and proposed parking spaces.

Vehicle Type: Cars Existing number of spaces: 4 Total proposed (including spaces retained): 4 Difference in spaces: 0
Vehicle Type: Cycle spaces Existing number of spaces: 1 Total proposed (including spaces retained): 2 Difference in spaces: 1

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE/2022/0246

Date (must be pre-application submission)

22/08/2022

Details of the pre-application advice received

2. During the pre-application meeting on 18/10/2022, Officers noted the following points:

- At least 50% of the garden space must be retained;
- The context of the surrounding area is strong and the application property is important to the overall character of the locality;
- The proposed side extension on the southern side should be singlestorey;
- The proposed single storey rear extension/loggia is acceptable in principle;
- A full wraparound extension would choke the building and appear insubordinate, and would not be supported;
- A two-storey L-shaped wraparound may be appropriate, especially on the northern side of the property;
- Given the size of the rear garden, a slightly deeper rear extension may be acceptable;
- A full width rear extension would not be supported as it would compromise the original architecture in the rear elevation;
- The southern side extension would be lightweight and of conservatory style;
- In terms of massing, Study A would be the most appropriate, but the southern side extension must be single storey only; and
- Basement has not been included in this application but may be included in the full application.

3. After the pre-application meeting, the Applicant amended the original scheme and submitted an update in November 2022 which has been reviewed and would be included in this response. The latest proposal involves a single storey side extension on the southern side, a two-storey side extension on the northern side, and a single storey rear extension/loggia. The latter two are retained from the original scheme.

4. Single storey side extension on the southern side – The massing is acceptable in principle, but the material and design should be more lightweight and look more in keeping with the character of the host building. A lightweight, traditional yet simple conservatory would be appropriate. This is because the southern side of the property, unlike the opposite side, is quite visible in public view and is a sensitive façade. Therefore, it does not have to share the same modern design language as the other proposed extensions but instead be more traditional and consistent with the character and appearance of the host building.

5. Two-storey side extension on the northern side, and a single storey rear extension/loggia – The extensions are considered subordinate and appropriate in terms of massing and design. It is noted that the side extension would be set back from the main front elevation by at least 1m to appear more subordinate. The lightweight, glazed first floor of the two-storey side extension would not only reduce the weight of the extension but also give the extension a modern appearance. It is also noted that the rear extension would be no deeper than half the depth of the original dwelling and would be fully glazed to allow more light into the space. The width of the rear extension would be limited to the rear gable end of the main building and the northern side extension and would

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Director

First Name

Graeme

Surname

McQuaker

Declaration Date

21/03/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Graeme McQuaker

Date

22/03/2023