

mr Felix Tanzer  
48  
Mount Pleasant Crescent  
London  
United Kingdom  
N4 4HP

24 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/2023/0283  
**Location** 48 Mount Pleasant Crescent, Hornsey, London, N4 4HP  
**Proposal** Lowering pitch of roof to existing loft conversion with dormer window and roof terrace.  
**Received** 27 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.

| <b>Title</b>                                   | <b>Description</b>           | <b>Date</b>     |
|------------------------------------------------|------------------------------|-----------------|
| Mount Pleasant Crescent AS EXISTING JAN 23.pdf | Elevation (Front) - Existing | 27 January 2023 |
| 48 MPC Proposed Jan 23.pdf                     | Elevation (Front) - Proposed | 27 January 2023 |
| 48 Mount Pleasant Crescent Location Plan.pdf   | The location plan            | 27 January 2023 |
| Block Plan 48 Mount Pleasant Crescent.pdf      | Block plan of the site       | 27 January 2023 |

*Robbie McNaugher*

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Conditions: (3)**

- 1 The works to which this permission relates shall have been completed within 6 months of the date of this consent, unless otherwise agreed in writing by the Local Planning Authority.

Reason: This condition is imposed to address the current planning breach and to protect visual amenity and the character and appearance to this part of the conservation area.

- 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, 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](http://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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).