

Mr Paul Speedy
112 Highgate Hill
London
United Kingdom
N6 5HE

3 April 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2022/3996
Location	112, The Cottage, Highgate Hill, Hornsey, London, N6 5HE
Proposal	Consent for the relocation of two existing garden sheds from existing site in the garden to the rear of the garden or the erection of two new timber sheds at the rear of the garden of the same size and style as the existing sheds for the purposes of storing gardening equipment and garden furniture. Removal of concrete slab paving in the middle of the garden and breaking up and removing the asphalt surface underneath to be turned into lawn and flower beds. Creation of a decked area with pergola. Removal of small rockery on upper patio level and extension and repair of existing wall to left hand side of steps up to first lawn.
Received	5 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
112 Highgate Hill Rear Garden Location Plan 271022.pdf	The location plan	3 November 2022
112 Highgate Hill - N6 5HE - Planning (2).pdf	Additional plans	3 November 2022
DetailDrawing_included_in_Additionalplans.pdf	Detail Drawing	3 November 2022
112 HH Site Photos.pdf	Photographs and photomontages	3 November 2022
112 Highgate Hill - The Bank - 3D Concept Renders.pdf	Photographs and photomontages	3 November 2022
112 HH Design Heritage and Access Statement.pdf	Design and access statement	3 November 2022
Heritagestatement_included_in_Designandaccessstatement.pdf	Heritage statement	3 November 2022

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: For the avoidance of doubt and in the interests of proper planning.

- 3 A. Prior to above ground construction details of the following shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented strictly in accordance with such details.
 - Details of the proposed decking and pergola including materials and proposed framework,
 - Details of any hardstanding or hard-landscaping required to facilitate the proposals

Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

B. In the case of the low-level wall separating the patio and lawn, the repairs and extension shall match the existing wall, unless otherwise agreed in writing by the Local Planning Authority. This shall include the materials, and the way the materials are used to construct the wall, such as the brick bond style and the size of the brick present in the construction of the existing wall.

Reason: To safeguard the special architectural and historic interest of the listed building and the character and appearance to this part of the conservation area.

- 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.