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6 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/2023/0370
Location	28 The Avenue, Hornsey, London, N10 2QL
Proposal	Proposed loft extension/conversion with 3no. side dormers, 8no. side solar panels, 1no. side skylight, 1no. front gable obscure glazed small window, and 1no. rear gable small window. Replacement of 2no. rear windows with 1no. new window and 1no. new French door. Removal of side window and insertion of 1no. skylight above mono-pitched roof of ground floor side extension. External wall insulation and rendered finish to match existing.
Received	7 February 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
BLC-221124-PD-001	Proposed Block Plan	7 February 2023
BLC-221124-PD-005	Proposed Elevations	7 February 2023
BLC-221124-PD-006	Proposed Ground and First Floor Plans	7 February 2023
BLC-221124-PD-007	Proposed Loft Floor and Roof Plans	7 February 2023

Robbie McNaugher

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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 external materials to be used for the proposed development shall match those as specified on the approved plans and application form.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character of the Conservation Area, consistent with Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of The Development Management DPD 2017.

4 The second-floor side windows shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy) and shall be in place before the occupation of the extension hereby approved and thereafter be retained as such in perpetuity, unless otherwise approved in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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:
<https://www.gov.uk/appeal-householder-planning-decision>
- 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.