

- Marina Osmolovska
10b Branch Place
London
United Kingdom
N1 5PH

11 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/2023/0430
Location 57 Woodland Gardens, Hornsey, London, N10 3UE
Proposal Proposed lower ground floor rear extension. Refurbishment and alterations to the rear façade and associated works. Changes to existing fenestration.
Received 13 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
PR-A2.01 Proposed Elevations.pdf	Mixed/Combined Plans	13 February 2023
PR-A3.01 Proposed Sections.pdf	Section - Proposed	13 February 2023
PR-A0.01 Proposed Site Plan.pdf	Block plan of the site	13 February 2023
PR-A1.02 Proposed Ground Floor Plan.pdf	Floor plan	13 February 2023
EX-A0.01 Existing Site Plan.pdf	Site/Block Plan - Existing	13 February 2023
171_57 Woodland Gardens - Design and Access Statement.pdf	Design and access statement	13 February 2023
LO-A-01 Location Plan.pdf	The location plan	13 February 2023
LO-A-02 Block Plan.pdf	Additional plans	13 February 2023
EX-A1.01 Existing Lower Ground Floor Plan.pdf	Floor Plan - Existing	13 February 2023
EX-A1.02 Existing Ground Floor Plan.pdf	Floor Plan - Existing	13 February 2023
EX-A1.03 Existing First Floor Plan.pdf	Floor Plan - Existing	13 February 2023
EX-A1.04 Existing Second Floor Plan.pdf	Floor Plan - Existing	13 February 2023
EX-A1.05 Existing Roof Plan.pdf	Roof Plan - Existing	13 February 2023

EX-A2.01 Existing Elevations.pdf

EX-A3.01 Existing Sections.pdf

PR-A1.01 Proposed Lower Ground Floor Plan.pdf

PR-A1.03 Proposed First Floor Plan.pdf

PR-A1.04 Proposed Second Floor Plan.pdf

PR-A1.05 Proposed Roof Plan.pdf

Mixed/Combined
Plans 13 February 2023

Section - Existing 13 February 2023

Floor plan 13 February 2023

Floor plan 13 February 2023

Floor plan 13 February 2023

Roof Plan -
Proposed 13 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (2)

- 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.

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: 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: 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.