

Mr Nicholas Bradley
Chandos Yard
83 Bicester Road
Long Crendon
United Kingdom
HP18 9EE

18 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/2023/0204
Location Woodlands, Courtenay Avenue, Hornsey, London, N6 4LR
Proposal Erection of first floor rear extension; re-configuration of integrated glass extension with new roof, glazing and stone surround canopy; addition of new first floor side window; alterations to fenestration, works to outdoor terrace area including new balustrades and external alterations.
Received 23 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
026	Elevation (Side) - Existing	23 January 2023
230	Section - Proposed	23 January 2023
232	Section - Proposed	23 January 2023
113	Additional plans	23 January 2023
213	Floor plan	23 January 2023
224	Elevation (Side) - Proposed	23 January 2023
112	Additional plans	23 January 2023
226	Elevation (Side) - Proposed	23 January 2023
108	Additional plans	23 January 2023
203	Block plan of the site	23 January 2023
212	Floor plan	23 January 2023
126	Additional plans	23 January 2023
132	Additional plans	23 January 2023
008	Floor Plan - Existing	23 January 2023

013	Floor Plan - Existing	23 January 2023
202	Block plan of the site	23 January 2023
211	Floor plan	23 January 2023
002	Site/Block Plan - Existing	23 January 2023
003	Site/Block Plan - Existing	23 January 2023
220	Elevation (Front) - Proposed	23 January 2023
011	Floor Plan - Existing	23 January 2023
122	Additional plans	23 January 2023
111	Additional plans	23 January 2023
020	Elevation (Front) - Existing	23 January 2023
030	Section - Existing	23 January 2023
032	Section - Existing	23 January 2023
110	Additional plans	23 January 2023
120	Additional plans	23 January 2023
130	Additional plans	23 January 2023
124	Additional plans	23 January 2023
208	Floor plan	23 January 2023
210	Floor plan	23 January 2023
222	Elevation (Rear) - Proposed	23 January 2023
001		16 February 2023
010		16 February 2023
012		16 February 2023
024 Rev. A		16 February 2023
022 Rev. B		21 February 2023

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 approved plans comprise drawing nos: 001, 002, 003, 008, 010, 011, 012, 013, 020, 022 Rev. B, 024 Rev. A, 026, 030, 032, 108, 110, 111, 112, 113, 120, 122, 124, 126, 130, 132, 202, 203, 208, 210, 211, 212, 213, 220, 222, 224, 226, 230 and 232. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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

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

Informatives:

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and

proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- 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.