

Mr Simon Miller
11 Portsdown Mews
London
United Kingdom
NW11 7HD

24 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/2023/0581
Location 23 Bancroft Avenue, Hornsey, London, N2 0AR
Proposal Ground and First Floor Extensions (Front & Rear) and Internal Alterations.
Received 27 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
557 EX01 EXISTING GROUND FLOOR PLAN_Rev.pdf	Additional plans	27 February 2023
557 EX05 EXISTING OS MAP.pdf	The location plan	27 February 2023
DESIGN AND ACCESS STATEMENT - 27.02.2023 .pdf	Design and access statement	27 February 2023
557 EX04 EXISTING ROOF PLAN_Rev.pdf	Roof Plan - Existing	27 February 2023
557 EX07 EXISTING LHS ELEVATION_Rev.pdf	Elevation (Side) - Existing	27 February 2023
557 EX08 EXISTING RHS ELEVATION_Rev.pdf	Elevation (Side) - Existing	27 February 2023
557 EX00 EXISTING SITE PLAN_Rev.pdf	Block plan of the site	27 February 2023
557 EX02 EXISTING FIRST FLOOR PLAN_Rev.pdf	Additional plans	27 February 2023
557 EX03 EXISTING LOFT PLAN_Rev.pdf	Additional plans	27 February 2023
ISSUED SHEET - 27.2.23.pdf	Other relevant information	27 February 2023
557 EX05 EXISTING FRONT ELEVATION_Rev.pdf	Elevation (Front) - Existing	27 February 2023
557 EX06 EXISTING REAR ELEVATION_Rev.pdf	Elevation (Rear) - Existing	27 February 2023
557 PL01 PROPOSED GROUND FLOOR PLAN.pdf	Floor plan	27 February 2023
557 PL02 PROPOSED FIRST FLOOR PLAN.pdf	Floor Plan - Existing	27 February 2023

557 PL03 PROPOSED ROOF PLAN.pdf	Floor plan	27 February 2023
557 PL04 PROPOSED FRONT ELEVATION.pdf	Elevation (Front) - Proposed	27 February 2023
557 PL05 PROPOSED REAR.pdf	Elevation (Rear) - Proposed	27 February 2023
557 PL07 PROPOSED RHS ELEVATION.pdf	Elevation (Side) - Proposed	27 February 2023
557 PL06 PROPOSED LHS ELEVATION.pdf	Elevation (Side) - Proposed	27 February 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

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 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.

- 4 Before the first occupation of the extensions hereby permitted, the new flanks window added in the elevation of the first floor facing No's 21 & 25 Bancroft Avenue, shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management Plan 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.

- 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.