

mr Declan Fallon
Tobacco Dock
London
United Kingdom
E1W 2SF

9 May 2023

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

Case Reference HGY/2022/4297
Location Flat D, 31 Woodland Gardens, Hornsey, London, N10 3UE
Proposal Variation of condition 2 (Approved Plans) attached to planning permission HGY/2022/2193 dated 03/10/2022. Alterations to include replacing the existing and approved rear dormers with a full width rear dormer inc. 2no. Juliet balconies with sliding doors and metal balustrading, 1no. rooflight on the rear dormer, and 2no. additional rooflights to front slope of the main roof.
Received 2 December 2022

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
P-2220-D-106 Rev C - Proposed Roof Plan		21 March 2023
P-2220-D-109 Rev C - Proposed Section A-A		21 March 2023
P-2220-D-110 Rev C - Proposed Section B-B		21 March 2023
P-2220-D-105 Rev D - Proposed Second (Loft) Floor Plan		25 April 2023
P-2220-D-108 Rev E - Proposed Rear Elevation		25 April 2023
P-2220-D-111 Rev C - Proposed Section C-C		28 April 2023
P-2220-D-103 - Proposed Upper Ground Floor Plan		28 April 2023
P-2220-D-107 Rev A - Proposed Front Elevation		28 April 2023
P-2220-D-104 - Proposed First Floor Plan		28 April 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement

Conditions: (3)

- 1 The development hereby permitted shall be begun not later than the expiration of 03/10/2025. Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 03/10/2022 Haringey ref: HGY/2022/2193 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 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 No part of the flat roof above the upward extension that was approved under HGY/2022/2193 hereby granted shall be used as a roof terrace or balcony. Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 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.

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.

- 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.