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15 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/2022/4430
Location 37 North Hill, Hornsey, London, N6 4BS
Proposal Relocation of front entrance door and windows, alterations to front steps, and replacement of three front windows and side door at first floor level.
Received 15 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
Heritage statement_included_in_Design and access statement.pdf	Heritage statement	15 December 2022
2208_FS_P111_Proposed - 1F Floor Plan.pdf	Floor plan	15 December 2022
2208_FS_P101_Demolition - Elevation.pdf	Elevation (Front) - Proposed	15 December 2022
2208_FS_P050_Location and Block Plans.pdf	Site/Block Plan - Existing	15 December 2022
2208_FS_P051_GF Floor Plan.pdf	Floor Plan - Existing	15 December 2022
2208_FS_P052_1F Floor Plan.pdf	Floor Plan - Existing	15 December 2022
2208_FS_P053_Existing - Elevation Front.pdf	Elevation (Front) - Existing	15 December 2022
2208_FS_P054_Existing - Elevation Side.pdf	Elevation (Side) - Existing	15 December 2022
2208_FS_P055_Existing - Sections.pdf	Section - Existing	15 December 2022
2208_FS_P056_Existing - Roof and Landscaping Plan.pdf	Roof Plan - Existing	15 December 2022
2208_FS_P100_Demolition - Floor Plan.pdf	Additional plans	15 December 2022
2208_FS_P110_Proposed - GF Floor Plan.pdf	Floor plan	15 December 2022
2208_FS_P112_Proposed - Elevation Front.pdf	Elevation (Front) - Proposed	15 December 2022
2208_FS_P113_Proposed - Elevation Side.pdf	Elevation (Side) -	15 December 2022

2208_FS_P114_Proposed - Section.pdf	Proposed Section - Proposed	15 December 2022
2208_FS_P115_Proposed - Roof and Landscaping Plan.pdf	Block plan of the site	15 December 2022
Roof Plan - Proposed_included_in_Block plan of the site.pdf	Roof Plan - Proposed	15 December 2022
2208_Hertiage - Design and Access Statement_37 North Hill N6_Fabric Space_Planning Application Draft .pdf	Design and access statement	15 December 2022

A handwritten signature in black ink that reads '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 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: 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.

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.

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:
<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.