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17 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/2022/3445
Location 28, Coolhurst Road, London, N8 8EL
Proposal Erection of a single storey rear extension.
Received 28 September 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
18-018-P-01 (location plan)		6 December 2022
18-018-P-04A-(existing elevations)		6 December 2022
18-018-P-02A (block plan)		6 December 2022
18-018-P-03A (existing plans)		6 December 2022
18-018-P-09C (section)		6 December 2022
110419 Tree Report		6 December 2022
18-018-P-05B (plan)		6 December 2022
18-018-P-07C (east elevation)		6 December 2022
18-018-P-06B (roof plan)		6 December 2022
18-018-P-08C (north and south elevation)		6 December 2022
18018 Design and Access Statement		6 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 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 shown in the drawings hereby approved.

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** Notwithstanding the provisions of Schedule 2, Part 1 and Classes A and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders amending or re-enacting that Order with or without modification), the roof area of the rear extension hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific permission from the Local Planning Authority.

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.

- 5** All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

- 6 A detail scheme of the "vegetated" or "green" roof must be submitted to and approved by the Local Planning Authority prior to the first occupation of the proposed development. The vegetated or green roof shall be implemented as approved and retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy G1 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

- 7 All those trees to be retained, as indicated on the approved drawings, must be protected in accordance to the Arboricultural Report and the Tree Protection Plan - drawing No. TPP1_28CR by Southern Beeches Ltd.

Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Development Management DPD 2017.

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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-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.