

Mr Richard Simpson
132 Brunswick Road
London
W5 1AW

31 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/2023/0923
Location	105 Willingdon Road, Wood Green, London, N22 6SE
Proposal	Erection of outbuilding in rear garden (part retrospective application) (resubmission following refusal ref HGY/2022/1363).
Received	31 March 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
WR PA 01 C	Proposed Floor & Roof Plans & Elevations	31 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 1 The development to which this permission relates should be completed by 2nd August 2023, unless otherwise agreed in writing by the local planning authority.

Reason: In order to comply with existing enforcement notice (Ref: UNW/2021/00414) served on the property in relation to the as built outbuilding and in the interest of neighbouring residential amenity.

- 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 use of the outbuilding should remain incidental to the use of the main dwellinghouse for the entirety of the existence of the out building

Reason: To ensure the protection of neighbouring amenity against excessive noise and foot traffic in the garden area

Informatives:

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.

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-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.