

Mr Attila Tobias  
Mosswell House  
Colney Hatch Lane  
Colney Hatch  
London  
N10 1BA

21 June 2023

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

**Case Reference** HGY/2022/4385  
**Location** 17 Vallance Road, Hornsey, London, N22 7UD  
**Proposal** Demolition of existing conservatory and erection of single storey rear extension.  
**Received** 9 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.

| <b>Title</b>             | <b>Description</b>         | <b>Date</b>     |
|--------------------------|----------------------------|-----------------|
| WT10-2022-N22-PA-401     | Proposed Section           | 9 December 2022 |
| WT10-2022-N22-PA-302     | Proposed Ground Floor Plan | 9 December 2022 |
| WT10-2022-N22-PA-502.pdf | Proposed Side Elevation    | 9 December 2022 |
| WT10-2022-N22-PA-503     | Proposed Rear Elevation    | 9 December 2022 |
| WT10-2022-N22-PA-504     | Proposed Side Elevation    | 9 December 2022 |
| WT10-2022-N22-PA-001     | Proposed Block Plan        | 9 December 2022 |

*Robbie McNaughton*

**Robbie McNaughton**  
**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: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of development hereby approved, a 1.7 metre high privacy screen along the boundary adjoining No. 15 Vallance Road shall be erected prior to the first use of the terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and 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:  
<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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).