

Owner / Occupier
Flat 15
10 Colney Hatch Lane
Hornsey
London
N10 1DU

27 June 2023

Dear Sir/Madam

**Town and Country Planning Act 1990
The Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Case Reference: HGY/2023/1503
Location: 12 Colney Hatch Lane, Hornsey, London, N10 1DU
Proposal: Replacement of existing extension and conservatory with single story rear extension, infill existing ground floor veranda and first floor balcony at rear elevation to enlarge first floor room, replacement of rear door and glazing, formation of first floor roof terrace above new extension
Reply By: 28 July 2023

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Head of Development Management and Planning Enforcement

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- Strategic issues such as sufficient land for housing, open space, employment
- Effect on local amenities, including traffic, parking, and road safety
- Loss of light and privacy of neighbours
- Noise and disturbance resulting from new use
- Effect on vitality and viability of shopping centre
- Effect of the proposal on the character and appearance of an area

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Owner / Occupier
Flat 1
10 Colney Hatch Lane
Hornsey
London
N10 1DU

27 June 2023

Dear Sir/Madam

**Town and Country Planning Act 1990
The Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Case Reference: HGY/2023/1503
Location: 12 Colney Hatch Lane, Hornsey, London, N10 1DU
Proposal: Replacement of existing extension and conservatory with single story rear extension, infill existing ground floor veranda and first floor balcony at rear elevation to enlarge first floor room, replacement of rear door and glazing, formation of first floor roof terrace above new extension
Reply By: 28 July 2023

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Head of Development Management and Planning Enforcement

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Planning issues

The Council must decide on planning applications with regards to the Haringey Local Plan, The London Plan, National policy, and guidance and any other material considerations. You can support or object to a planning proposal but the Council can only take into account comments if they relate to planning issues, these are referred to as 'material planning considerations' and include, but are not limited to:

- Strategic issues such as sufficient land for housing, open space, employment
- Effect on local amenities, including traffic, parking, and road safety
- Loss of light and privacy of neighbours
- Noise and disturbance resulting from new use
- Effect on vitality and viability of shopping centre
- Effect of the proposal on the character and appearance of an area

We cannot take into account matters which are not normally planning considerations. These include the following examples:

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Owner / Occupier
Flat 5
10 Colney Hatch Lane
Hornsey
London
N10 1DU

27 June 2023

Dear Sir/Madam

**Town and Country Planning Act 1990
The Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Case Reference: HGY/2023/1503
Location: 12 Colney Hatch Lane, Hornsey, London, N10 1DU
Proposal: Replacement of existing extension and conservatory with single story rear extension, infill existing ground floor veranda and first floor balcony at rear elevation to enlarge first floor room, replacement of rear door and glazing, formation of first floor roof terrace above new extension
Reply By: 28 July 2023

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Location: 12 Colney Hatch Lane, Hornsey, London, N10 1DU
Proposal: Replacement of existing extension and conservatory with single story rear extension, infill existing ground floor veranda and first floor balcony at rear elevation to enlarge first floor room, replacement of rear door and glazing, formation of first floor roof terrace above new extension
Reply By: 28 July 2023

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- Effect on local amenities, including traffic, parking, and road safety
- Loss of light and privacy of neighbours
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Owner / Occupier
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27 June 2023

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Owner / Occupier
3 Muswell Avenue
Hornsey
London
N10 2EB

27 June 2023

Dear Sir/Madam

**Town and Country Planning Act 1990
The Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Case Reference: HGY/2023/1503
Location: 12 Colney Hatch Lane, Hornsey, London, N10 1DU
Proposal: Replacement of existing extension and conservatory with single story rear extension, infill existing ground floor veranda and first floor balcony at rear elevation to enlarge first floor room, replacement of rear door and glazing, formation of first floor roof terrace above new extension
Reply By: 28 July 2023

This letter is about a planning application on a property near you which has been received by this Council for the development described above. I am writing to you because you live or work near the site, giving you the opportunity to object to, or support the proposal.

If you do not own the property, please pass a copy of this letter to the owner. If you are not the only person living in the building, please show this letter to the other occupiers.

You can view and comment on the planning application on-line via the following link:

<https://londonboroughofharingey.force.com/pr/s/>

Please remember to use the HGY application reference number above and send any comments by the reply date above as a decision may be made on the application at any time after this date. Any comments received after this date will be considered if a decision has not yet been made. Please note your comments in respect of applications will be publicly available via the Haringey website; and as such acknowledgment letters are not sent out in response to comments received. If you do send in written comments, you will be advised of the decision made on the application. More advice on getting involved is given on the reverse of this letter.

Head of Development Management and Planning Enforcement

Guidance on commenting on planning applications

Planning issues

The Council must decide on planning applications with regards to the Haringey Local Plan, The London Plan, National policy, and guidance and any other material considerations. You can support or object to a planning proposal but the Council can only take into account comments if they relate to planning issues, these are referred to as 'material planning considerations' and include, but are not limited to:

- Strategic issues such as sufficient land for housing, open space, employment
- Effect on local amenities, including traffic, parking, and road safety
- Loss of light and privacy of neighbours
- Noise and disturbance resulting from new use
- Effect on vitality and viability of shopping centre
- Effect of the proposal on the character and appearance of an area

We cannot take into account matters which are not normally planning considerations. These include the following examples:

- Loss of property value
- Land/boundary disputes or private/civil rights e.g. rights of light, right of access
- Competition to existing businesses
- Personal views about an applicant
- Loss of a view

It is important to understand that the material considerations relevant to any particular application will need to be weighed in the final decision process according to their seriousness and relative importance.

Commenting online

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Commenting via email or letter

Comments can also be sent in via email and should only be sent to planningsupport@haringey.gov.uk, otherwise, they may not be registered correctly. The address for hard copy letters is Development Management, Haringey Council, 6th Floor, River Park House, 225 High Road, Wood Green, London N22 8HQ

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Addresses Consulted Via This Document

Name	Address
Owner / Occupier	Flat 15, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	First Floor Flat, 5 Muswell Avenue, Hornsey, London, N10 2EB
Owner / Occupier	Flat 2, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Ground Floor Flat, 5 Muswell Avenue, Hornsey, London, N10 2EB
Owner / Occupier	Flat 20, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 3, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 11, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 1, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 8, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 6, 10 Colney Hatch Lane, Hornsey, London, N10 1DU

Owner / Occupier	Flat 16, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Second Floor Flat, 5 Muswell Avenue, Hornsey, London, N10 2EB
Owner / Occupier	Flat 13, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 7, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 5, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 14, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 12, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 10, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	1 Muswell Avenue, Hornsey, London, N10 2EB
Owner / Occupier	Flat 9, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 19, 10 Colney Hatch Lane, Hornsey, London, N10 1DU

Owner / Occupier	Flat 18, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 17, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	Flat 4, 10 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	5 Muswell Avenue, Hornsey, London, N10 2EB
Owner / Occupier	12 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	14 Colney Hatch Lane, Hornsey, London, N10 1DU
Owner / Occupier	3 Muswell Avenue, Hornsey, London, N10 2EB
Owner / Occupier	10 Colney Hatch Lane, Hornsey, London, N10 1DU