

Mr Dan Diana
85 Great Portland Street
1st Floor
LONDON
W1W 7LT

3 July 2023

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

Case Reference	HGY/2023/1359
Location	66 Twyford Avenue, Hornsey, London, N2 9NL
Proposal	Erection of single storey extension which extends beyond the rear wall of the original house by 4.75m, for which the maximum height would be 3.65m and for which the height of the eaves would be 3m
Received	22 May 2023

Haringey Council, as local planning authority, hereby confirm that prior approval is required and approved for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority. Prior approval is issued subject to the following conditions: - The extension is completed in accordance with the submitted plans unless otherwise agreed in writing by the local planning authority; - The extension is erected in accordance with the other requirements in Schedule 2, Part 1 (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 and - The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

Title	Description	Date
IQ0353-66Twyford Ave-Prior Approval-Supporting Statement-230521.PDF	Covering letter	22 May 2023
IQ0353-66Twyford Ave-Prior Approval-Drawing Set-R230522		22 May 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement

HGY/2023/1359

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Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Informatives:

INFORMATIVE: Prior Approval - Large householder extension.

The proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, by virtue of Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015, is of a class which is described as permitted development and therefore planning permission is not required subject to the following conditions:

(a) the materials used in the exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (A.3 (a));

(b) the development shall be carried out in accordance with the information submitted to the local planning authority unless the local planning authority and the developer agree otherwise in writing (A.4 (11)(b)).

The applicant is advised that this written notice does not constitute a Certificate of Lawfulness nor indicate whether or not the proposed development would comply with any of the other limitations or conditions of the Town and Country Planning (General Permitted Development) Order 2015. If you would like confirmation that the proposed development would be lawful, then you are required to submit a Lawful Development Certificate to the London Borough of Haringey.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.