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10b Branch Place
London
United Kingdom
N1 5PH

5 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/2023/0872
Location 31 Milton Park, Hornsey, London, N6 5QB
Proposal Demolition of garage, erection of replacement side extension,
changes to fenestration of rear elevation and the erection of a
rear dormer extension to the roof.
Received 28 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
Demolition & Construction Phase Arboricultural Plans		28 March 2023
PR-A0.01; PR-A1.01; PR-A1.02; PR-A1.03; PR-A1.04; PR-A1.05; PR-A2.01; PR-A2.02; PRA2.03 & PR-A3.01	Proposed Site, Floor & Roof Plans, Elevations & Sections.	28 March 2023
EX-A0.01; EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; EX-A2.01; EX-A2.02; EX-A2.03 & EX-A3.01	Existing Site, Floor & Roof Plans, Elevations	28 March 2023
Design and Access Statement - March 2023		28 March 2023
Arboricultural Report - 12/06/2023		4 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 1 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.

- 2 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.

- 3 Prior to the commencement of the development hereby approved, details of the foundations in connection with the single storey side extension must be submitted to and approved by the local planning authority. Foundation design shall minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity

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.

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-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) 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.