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11 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/2022/0356
Location 22, Colney Hatch Lane, London, N10 1DU
Proposal Enlargement/alteration of 2x front, 2x side and 1x rear dormer windows; replacement of 1x front/side chimney stack and the removal of 1x rear chimney stack (Retrospective). Proposed installation of rear ground floor timber bi-fold doors with installation of new steps and creation of rear first floor terrace.
Received 1 February 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.

Title	Description	Date
Email from Agent dated 28.02.2023 confirming the like for like replacement of the front chimney breast.		16 May 2023
1745/18 Rev B - Proposed 2nd Floor Plan		3 July 2023
1745/15 Rev C - Proposed Site Plan		3 July 2023
1745/19 Rev B - Proposed Front Elevation		3 July 2023
1745/20 Rev D - Proposed Side Elevation		3 July 2023
1745/21 Rev D - Proposed Rear Elevation		3 July 2023

Robbie McNaugher

Robbie McNaugher
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 Notwithstanding condition 1 above the obscure glazing and fixing shut to parts of the side dormer as shown in drawing 1745/20 Rev D as well as the installation of lead-lattice to the roof dormers shall be carried out accordingly within 3 months of the date of this decision, and retained as such thereafter in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason: In order to safeguard the amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, 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: 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.

The applicant is rebuild the front/right side chimney stack with one replicating the style and design of the original as outlined in the approved plans 1745/19-Revision B.

- 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.