

Catherine Whyte
Broadwall House
21 Broadwall
London
SE1 9PL

13 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/2023/1021
Location	181 Cranley Gardens, Hornsey, London, N10 3AG
Proposal	Section 73 application to vary condition 2 (approved drawing numbers) of planning permission reference HG/2017/2060 for the conversion of single dwelling into 3 x self-contained flats, in conjunction with excavation of basement with associated front lightwell and subterranean entrance to basement; part single, part two storey rear extension; alterations to existing rear dormer roof extension; insertion of Juliet balconies and reconfiguration of the existing forecourt to create two parking bays. The application seeks a minor material amendment to the approved internal layout of Flat 3 (retrospective application).
Received	13 April 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
08 Ref F - Proposed Revision to Layout of Flat 3		13 April 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 1 The approved plans comprise drawing nos P101/E; P102/E; P103/F & 08 Rev F. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 2 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with the relevant policies of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

- 3 No development of the basement shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

- 4 The development shall not proceed, other than in accordance with the mitigation measures approved under application reference HGY/2020/2306 for the approval of details pursuant condition 5 (trial pits) attached to planning permission reference HGY/2017/2060, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In order to mitigate the impact of the development and prevent flooding.

- 5 The development shall be carried out in accordance with the methodology and detail approved under application reference HGY/2020/2306 for the approval of details pursuant condition 6 (construction method statement) attached to planning permission reference HGY/2017/2060, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings.

- 6 The development shall be carried out in accordance with the details approved under application reference HGY/2020/2307 for the approval of details pursuant condition 7 (construction management plan) attached to planning permission reference HGY/2017/2060, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To protect of the amenity of neighbour properties and to main traffic safety.

- 7 The development shall be carried out in accordance with the details approved under application reference HGY/2020/2308 for the approval of details pursuant condition 8 (bicycle & refuse storage & landscaping) attached to planning permission reference HGY/2017/2060, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport and refuse and to protect the visual amenity of the site.

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: 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: Garden Waste

Haringey operate a paid garden waste collection service, the applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit our website:

www.haringey.gov.uk/environment-and-waste/refuse-andrecycling/recycling/garden-waste-collection

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Proactive Statement

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

- 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.