

Mr David Mansoor
Mercham House
25-27 The Burroughs
Hendon
United Kingdom
NW4 4AR

31 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/2023/1475
Location Flat A, 45 Langham Road, Tottenham, London, N15 3QX
Proposal Erection of rear outbuilding with green roof
Received 5 June 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
LANRD_L301_Proposed_Location plan.pdf	Block plan of the site	5 June 2023
LANRD_P302_Proposed_Roof plan.pdf	Roof Plan - Proposed	5 June 2023
LANRD_S201_Existing_Section AA.pdf	Additional plans	5 June 2023
LANRD_L300_Proposed_Block plan.pdf	Block plan of the site	5 June 2023
LANRD_L201_Existing_Location plan.pdf	The location plan	5 June 2023
LANRD_E201_Existing_Outbuilding elevation.pdf	Additional plans	5 June 2023
LANRD_P201_Existing_Ground Floor.pdf	Additional plans	5 June 2023
LANRD_P202_Existing_Roof plan.pdf	Additional plans	5 June 2023
LANRD_P301_Proposed_Ground Floor.pdf	Floor plan	5 June 2023
LANRD_S301_Proposed_Section AA.pdf	Section - Proposed	5 June 2023
LANRD_E301_Proposed_Outbuilding Elevation.pdf	Other relevant information	5 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

HGY/2023/1475

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225 High Road, Wood Green,
London, N22 8HQ
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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 The garden outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling Flat A, 45 Langham Road, Tottenham, London, N15 3QX and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings

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.

INFORMATIVE: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building

Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/

<https://www.haringey.gov.uk/planning-and-building-control/building-control>

- 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.