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London
United Kingdom
N16 8JH

7 August 2023

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

Case Reference	HGY/2023/0775
Location	6 Broughton Gardens, Hornsey, London, N6 5RS
Proposal	Section 73 application to vary condition 2 (approved drawing numbers) of planning permission reference HGY/2021/3493 for the formation of a new basement level extending beyond the rear and side of the house with terrace above; formation of ground floor roof terrace; installation of external staircase from ground floor to basement level to side of extension; and associated re-profiling of rear garden levels. The application seeks a minor material amendment for the reduction in overall built area of the original basement proposal, removal of central staircase access down to garden level, change of external stone cladding to white render and removal of one row of walk on rooflights.
Received	20 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
0040_Broughton Gardens - Sheet - A2-102 - Elevation East.pdf	Elevation (Side) - Proposed	20 March 2023
0040_Broughton Gardens - Sheet - A1-100 - Basement Plan.pdf	Floor plan	20 March 2023
0040_Broughton Gardens - Sheet - A2-100 - Elevation West.pdf	Elevation (Side) - Proposed	20 March 2023
0040_Broughton Gardens - Sheet - A3-100 - Section AA.pdf	Section - Proposed	20 March 2023
0040_Broughton Gardens - Sheet - A2-101 - Elevation South.pdf	Elevation (Rear) - Proposed	20 March 2023
0040_Broughton Gardens - Sheet - A3-101 - Section BB.pdf	Section - Proposed	20 March 2023
0040_Broughton Gardens - Sheet - A3-102 - Section CC.pdf	Section - Proposed	20 March 2023
0040_Broughton Gardens - Sheet - A1-101 - Terrace Plan.pdf	Floor plan	20 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (5)

- 1** The development hereby permitted shall be begun not later than the expiration of 28/01/2025.

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 development shall be implemented in accordance with the approved Construction Management Plan under application ref: HGY/2022/1450 prepared by Unknown works.

Reason: To protect of the amenity of neighbouring properties and to maintain highway safety.

- 4** The trees to the immediate south and south-east of the site (Tree Survey Plan and Tree Survey and Method Statement) must be protected by barriers and/or ground protection in accordance with BS 5837 (2012) 'Trees in Relation to Construction - Recommendations'. No equipment, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection having been installed. app. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority

Reason: In order to ensure the safety and well-being of the trees next to the site during constructional works that are to remain after works are completed consistent with Policy G3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5** The appointed qualified chartered engineers (Morph Structures) shall inspect, approve and monitor the critical elements of both permanent and

temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy DM18 of The Development Management DPD 2017.

Informatives:

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: 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: Community Infrastructure Levy

In this particular case the application is accompanied by a 'Self Build Exemption Claim Form (Form 7 - Part 1)' to qualify for self build exemption. Within 6 months of completion of the development hereby permitted the applicant must submit a 'Self Build Exemption Claim Form: Part 2' together with the following appropriate supporting evidence: " Proof of completion (Building control compliance/completion certificate) " Proof of ownership (title and deeds) " Proof of occupation of the dwelling (Council tax certificate, and two further proofs of evidence e.g. utility bill, electoral roll, bank statement)

- 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.