

Ms Melissa White
118a Tollington Park
London
United Kingdom
N4 3RB

9 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/2023/1045
Location 183 Mount View Road, Hornsey, London, N4 4JT
Proposal Rear extension at ground floor, Window change at first floor bathroom and new Velux window at second floor level.
Received 17 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
MVR.183_GA-P00.pdf	Block plan of the site	17 April 2023
MVR.183_GA-P04.pdf	Additional plans	17 April 2023
MVR.183_GA-P03.pdf	Additional plans	17 April 2023
MVR.183_GA-P02.pdf	Additional plans	17 April 2023
MVR.183_GA-P01.pdf	Additional plans	17 April 2023
MVR.183_GA-P07(Rev A)	Amended drawings (flank elevation)	24 July 2023
MVR.183_GA-P06 (Rev A)	Amended drawings (Side elevation)	24 July 2023
MVR.183_GA-P08 (Rev A)	Amended drawings (section plan)	24 July 2023
MVR.183_GA-P05 (Rev A)	Amended drawings	24 July 2023

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HGY/2023/1045

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Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Conditions: (5)

- 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 the plans hereby approved, the brickwork of the extensions is to match the existing original in terms of colour, texture, and dimensions. This specification shall be complied with before development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4** Prior to commencement of works, joinery details for replacement rear sash window to match the previously existing rear sash window shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Works shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 5** No part of roof to the rear extensions hereby approved shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan

2013 and Saved Policy UD3 of the Haringey Unitary Development Plan
2006.

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.

- 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.