

## Planning Service

Emma Williamson Director Planning Service

Joe Wright  
Joe Wright Architects Ltd  
14 Manchester Road  
South Tottenham  
London  
N15 6HP

On behalf of  
Darryl Burchell  
47 Weston Park  
London  
N8 9SY

Planning Application Reference No. HGY/2020/1177

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

### **NOTICE OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)**

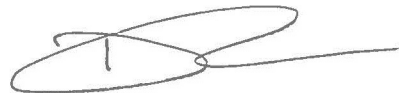
Location: **47 Weston Park, N8**

Proposal: **Proposed extension of existing cellar to form habitable accommodation with associated alterations including formation of front lightwells and installation of new windows.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 07/05/2020 and drawing numbers: 1911-01\_PL\_000, 1911-01\_PL\_001, 1911-01\_PL\_002, 1911-01\_PL\_003, 1911-01\_PL\_004, 1911-01\_PL\_005, 1911-01\_PL\_006, 1911-01\_PL\_101, 1911-01\_PL\_102, 1911-01\_PL\_103, 1911-01\_PL\_104, 1911-01\_PL\_105, 1911-01\_PL\_106

SEE SCHEDULE OF CONDITIONS ATTACHED

02/07/2020



**Dean Hermitage**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

NOTE: 1. You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://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.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).

**Planning Service**  
6<sup>th</sup> Floor, River Park House,  
225 High Road, Wood Green,  
London, N22 8HQ  
T 020 8489 5504  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

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The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos: 1911-01\_PL\_000, 1911-01\_PL\_001, 1911-01\_PL\_002, 1911-01\_PL\_003, 1911-01\_PL\_004, 1911-01\_PL\_005, 1911-01\_PL\_006, 1911-01\_PL\_101, 1911-01\_PL\_102, 1911-01\_PL\_103, 1911-01\_PL\_104, 1911-01\_PL\_105, 1911-01\_PL\_106.. 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.

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.

**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:**

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.

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### 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: Build Over Agreement

A Build Over Agreement would be required with Thames Water should your foundations or building structure be constructed within three metres of the face of the existing public sewer. You should check with Thames Water with regard to any Build Over Agreements that may be required

### INFORMATIVE:

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 and the Haringey Local Plan 2017 along with relevant SPDs, 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.

**02/07/2020**

A handwritten signature in black ink, appearing to read 'Dean Hermitage', with a long horizontal line extending to the right.

**Dean Hermitage**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**