

mr & mrs Richard & Verena Caelius
70 Dresden Road
Hornsey
London
United Kingdom
N19 3BQ

17 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/2023/0273
Location 62 Wolseley Road, Hornsey, London, N8 8RP
Proposal Erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments.
Received 27 January 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
559_Land Contamination Risk Assesment.pdf	Land contamination assessment	27 January 2023
J17216 - 62 Wolseley Road pt0.pdf	Other relevant information	27 January 2023
591_103-P1 EXTG SECTION X1X1.pdf	Elevation (Side) - Existing	27 January 2023
591_112-P1 PROPOSED ROOF PLAN.pdf	Additional plans	27 January 2023
591_117-p3 proposed section y1	updated window	21 June 2023
591_122-p3 proposed section y5	Updated windows	21 June 2023
591_118-p3 proposed section y2.pdf	updated windows	21 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (9)

- 1 Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 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.

- 4 Notwithstanding the drawings hereby approved details of supplementary landscape and tree planting, and hardsurfacing shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development.

Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: In order to provide a suitable setting for the proposed development

in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling house hereby approved, including the insertion of or alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017

- 7 The Construction Management Plan as approved in writing by the local planning authority on 19 May 2021 (HGY/2021/0982) shall be adhered to throughout the construction period for the development.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 8 Notwithstanding the plans hereby approved, no roof to the dwelling shall be constructed until full details of the 'green roof' (in specific details of the proposed plant species and how the roof shall be maintained) have been submitted to and approved in writing by the Local Planning Authority. The roof shall be constructed in accordance with the details so approved and shall thereafter be so maintained.

Reason: In the interests of the character and appearance of the conservation area and to ensure the long-term success of the proposed green roof.

- 9 Robust temporary fencing for the protection of T1 (Oak) & T2 (Sycamore) within the site shall be erected in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) before works progress further on site. This protective fencing shall follow the tree protective zone

from the Arboricultural Method Statement submitted (dated 24th of July 2023) and remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Nothing should be stored or placed (including soil), nor shall any ground levels altered, within the fenced area without the previous written consent of the local planning authority. There shall be no burning of any material within 10 metres of the extent of the canopy of any retained tree/hedge.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual and amenity.

- 10** All works in and around the CEZ, TPP and Precautionary Areas outlined in the Arboricultural report shall closely follow the methodology set out in the Method Statement (dated 24th of July 2023) in accordance with BS 5837:2012.

Reason: In order to safeguard the root systems of trees which are to remain after the building works are completed and in the interests of visual amenity

Informatives:

INFORMATIVE: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £14,330.10 (222sqm x £64.55) and the Haringey CIL charge will be £87,383.64 (222sqm x £393.62). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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: Countryside and Rights of Way Act 2000

The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.

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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-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.