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21 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/2023/1694
Location	82 Woodside Avenue, Hornsey, London, N10 3HY
Proposal	Replacement side extension, replacement ground floor rear extension/part first floor extension. Landscaping to the rear garden
Received	27 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
22081-3-131 Rev P1 – Proposed Side Elevation		27 June 2023
22081-3-030 Rev P1 – Existing & Proposed Front Elevation		27 June 2023
22081-3-010 Rev P1 – Existing & Proposed Ground Floor & Site Plan		27 June 2023
22081-3-012 Rev P1 – Existing & Proposed Roof Plan		27 June 2023
22081-3-120 Rev P1 – Existing & Proposed Section AA		27 June 2023
22081-3-111 Rev P1 – Proposed First Floor Plan		27 July 2023
22081-3-011 Rev P2 – Existing & Proposed First Floor Plan		27 July 2023
22081-3-032 Rev P2 – Existing & Proposed Rear Elevation		27 July 2023
22081-3-033 Rev P1 – Existing & Proposed Part Wall Elevation		27 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

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** The works shall be carried out in accordance with the 'Tree Survey & Tree Constraints Plan Report' hereby approved with the necessary arboricultural protection measures installed and supervised accordingly.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed

- 4** Notwithstanding the plans hereby approved, the first-floor side window(s) on the elevation facing No. 80 shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening. 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: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5** Notwithstanding the ground floor plan drawing 22081-3-010 and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, details of supplementary landscape planting, any proposed replanting of the T1 birch tree 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 D4 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

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.

- 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.