

Mr - Madigan
46c Sutherland Street
London
SW1V 4JZ

12 September 2023

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

Case Reference HGY/2023/1626
Location 16 Highgate Avenue, Hornsey, London, N6 5SB
Proposal Variation of condition 2 (approved plans) attached to planning permission HGY/2022/2184 to amend the approved scheme to revise the conservatory design, front porch and front stairs, and remove roof lanterns and solar panels.
Received 19 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
10 Rev E – Proposed Side Elevation (South)		19 June 2023
03 Rev D – Proposed Lower & Upper Ground Floor Plans	Floor plan	19 June 2023
04 Rev B – Proposed First & Second Floor Plans		19 June 2023
07 Rev G – Proposed Side Elevation (North) & Section CC		19 June 2023
09 Rev C – Proposed Roof Plan		19 June 2023
05 Rev D – Proposed Section AA		19 June 2023
06 Rev F – Proposed Rear Elevation & Section BB		19 June 2023
08 Rev G – Proposed Front Elevation		19 June 2023
11 Rev B – Proposed Site Plan		19 June 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (10)

- 1** The development hereby permitted shall be begun not later than the expiration of 10/02/2026.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 10/02/2023 Haringey ref: HGY/2022/2184 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** Prior to commencement of above ground works, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references for: brickwork, tiling, render finishes, paint finishes, limewash finishes and lead cladding. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate 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 installation of any new/replacement windows or doors, details and specifications for any proposed stained glass shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the 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 Highgate 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 Prior to installation of the electric sliding gates and the brick pier at the front of the site, detailed drawings and a specification of the proposed electric gate and pier shall be submitted to and approved in writing by the Local Planning Authority. The drawing shall include: design details, materials and finishes. Thereafter, the 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 Highgate 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).

- 6 Notwithstanding the plans hereby approved, the new glass infill at upper ground floor level on the northern side elevation (serving stairwell) shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the extension/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 the 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).

- 7 Notwithstanding the plans hereby approved, the three replacement first floor windows on the northern side elevation (serving ensuite bathrooms) shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the 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 the 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).

- 8 Notwithstanding the plans hereby approved, the window in the new dormer on the southern side elevation shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the 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 the 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).

- 9 Prior to first use of the air source heat pumps and the air conditioning units, they shall be installed within an enclosure, as specified in the Environmental Noise Survey and Plant Noise Assessment Report (Hann Tucker Associates, dated: 26 May 2022). Thereafter, the air source heat pumps and air conditioning units shall be retained in this condition.

Reason: In order to protect the amenities of nearby residential occupiers, consistent with Policy DM1 of The Development Management DPD (2017).

- 10 The noise level from the operation of the air source heat pumps and the air conditioning units, hereby approved, must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority, the proposed air source heat pumps result in any noise nuisance to the occupant of any neighbouring dwelling, then the applicant shall install noise mitigation measures in agreement with the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers, consistent with Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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 Proactive Statement

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 preapplication advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- 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.