

Mr Janish Lavingia
15 Garrett Street
London
United Kingdom
EC1Y 0TY

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/2023/1969
Location 73 Connaught Gardens, Hornsey, London, N10 3LG
Proposal Demolition of existing single storey side extension and erection
of a replacement single storey side extension.
Received 20 July 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
PA3110 Rev 01 – Proposed Front Elevation		20 July 2023
PA3220 Rev 01 – Proposed Section BB		20 July 2023
PA3210 Rev 02 – Proposed Section AA		20 July 2023
PA1005 Rev 00 – Proposed Block Plan		20 July 2023
PA3010 Rev 01 – Proposed Ground Floor Plan		20 July 2023
PA3020 Rev 00 – Proposed Roof Plan		20 July 2023
PA3120 Rev 01 – Proposed Rear Elevation		20 July 2023
PA3130 Rev 01 – Proposed Side Elevations		20 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** Notwithstanding the plans hereby approved, the brickwork of the extensions shall match the existing original in terms of colour, texture, and dimensions.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policies SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 4** Prior to the commencement of above ground works, details of the timber screening and any timber cladding to be used on the extension 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, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 5** Prior to the commencement of above ground works, details of the standing seam metal roof to be used on the extension 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, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

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: 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: 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.