

Ms Dani Schmidt
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N7 9DP

5 October 2023

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

Case Reference	HGY/2023/1690
Location	Flat A, 33 Woodland Gardens, Hornsey, London, N10 3UE
Proposal	Variation of condition 2 (Approved Drawings) of planning permission HGY/2022/2172 granted 27/09/2023 for a loft conversion to first floor flat, including a dormer extension to the rear, front rooflights and creation of a roof terrace over existing flat roof, and associated works. The amendment sought is to extend the approved rear terrace over the existing roof to match similar development on neighbouring properties in Woodland Gardens.
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
337/01/500 Rev P03 – Existing, Previously Approved and Proposed Block Plan.	Comprising Drawing Numbers: 337/01/200 Rev P03; 337/01/201 Rev P03; 337/01/400 Rev P03; 337/01/401 Rev P03;	26 June 2023
Existing, Previously Approved and Proposed Plans.	337/01/402 Rev P03; 337/02/200 Rev P03; 337/02/201 Rev P03; 337/02/202 Rev P03; 337/02/400 Rev P03; 337/02/401 Rev P03;	26 June 2023

A handwritten signature in black ink that reads "Robbie McNaugher".

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 1 The development hereby permitted shall be begun not later than the 27th September 2022.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 27th September 2022 Haringey ref: HGY/2022/2172 and to prevent the accumulation of unimplemented planning permissions in accordance with the provisions of the Planning & Compulsory Purchase Act 2004.

- 2 The approved plans comprise drawing nos: 337/03/200 P03, 337/03/201 P03, 337/03/202 P03, 337/03/400 P03, 337/03/401 P03 and 337/03/402 P03, 337/01/500 P03. 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: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality 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.

- 4 Notwithstanding the approved plans, a 1.8 metre high privacy screen along the side edge of the enlarged roof terrace adjacent to No.31 Woodland Gardens shall be installed prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy 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:
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.