

Miss Alessia Fanigliulo
76 New King's Road
London
SW6 4LT

19 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/2023/1519
Location Bracken Knoll, Courtenay Avenue, Hornsey, London, N6 4LP
Proposal Erection of ground floor rear extension, first floor rear extension,
new side dormer and rear first floor terrace
Received 9 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
2313.P101 - Proposed site plan		9 June 2023
2313.L02 - Block plan		9 June 2023
2313.P204_E - Proposed rear elevation		5 October 2023
2313.P101_B - Proposed site plan		19 October 2023
2313.P201_D - Proposed front elevation		19 October 2023
2313.P202_G - Proposed rear elevation		19 October 2023
2313.P301_E - Proposed section A-A		19 October 2023
2313.P102_E - Proposed ground floor plan		19 October 2023
2313.P105_E - Proposed roof plan		19 October 2023
2313.P103_F - Proposed first floor plan		19 October 2023
2313.P104_E - Proposed second floor plan		19 October 2023
2313.P203_E - Proposed south and north elevations		19 October 2023
2313.P204_E - Proposed rear elevation showing materials		19 October 2023
2313.P302_E - Proposed section B-B		19 October 2023

Robbie McNaugher

Robbie McNaugher

HGY/2023/1519

1 of 4

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Conditions: (4)

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 Detailed drawings at scale of 1:20 and details of materials, including balustrades, windows and doors, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.

The development shall be implemented in accordance with the approved drawings and details of materials.

Reason: In order for the Local Planning Authority to ensure the quality of the elevational appearance and materials to be used for the proposed development 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.

- 4 The privacy screen hereby approved shall be installed, retained and maintained in perpetuity.

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: 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.