

Director Graeme McQuaker
161-165 Kingsland Rd
London
United Kingdom
E2 8AL

6 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/2023/0809
Location	Beaulieu House, Compton Avenue, Hornsey, London, N6 4LH
Proposal	Works to the house include refurbishment and extension as follows: the full external and internal refurbishment of the existing house, which includes upgrading the external envelope to the original state and minor internal alterations to accommodate the internal layout development: single storey extensions to the south side gable and western rear of the house: a two storey extension to the north gable: the addition of a basement.
Received	22 March 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
20-P111 Rev A - Proposed Ground Floor Plan		22 March 2023
20-P110 - Proposed Basement Floor Plan		22 March 2023
20-P130 - Proposed Section A-A		22 March 2023
20-P101 Rev A - Proposed Site Layout Plan		22 March 2023
Basement Impact Assessment		22 March 2023
Arboricultural Impact Assessment - Report Ref: 13343_R01a_RA_LB		22 March 2023
SK-BIA_01 - Basement Construction Methodology		22 March 2023
20-P003 Rev A - Proposed Block Plan		22 March 2023
20-P120 - Proposed Front Elevation		22 March 2023
20-P112 Rev A - Proposed First Floor Plan		22 March 2023
20-P113 Rev A - Proposed Second Floor Plan		22 March 2023
20-P114 Rev A - Proposed Roof Plan		22 March 2023
20-P121 Rev A - Proposed Side Elevation (South)		22 March 2023
20-P122 Rev A - Proposed Rear Elevation		22 March 2023
20-P123 - Proposed Side Elevation (North)		22 March 2023

A handwritten signature in black ink that reads 'Robbie McNaughton'.

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (8)

- 1** 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.

- 2** 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.

- 3** Notwithstanding the submitted details, the development hereby permitted shall not be commenced until precise details of the external facing materials to be used in it have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

- 4** No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

- 5** Before the relevant part of the development shall commence, a scheme for the treatment of the surroundings of the proposed development including the

timescale for the planting of replacement trees and/or shrubs, together with lawns and appropriate hard landscaping including boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details and within 3 months of the approved scheme.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

- 6 No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

- 7 Notwithstanding the information submitted with the application no development shall take place until a final/ detailed Method Statement for the construction of the development and a detailed plan for structural monitoring (including the pre-construction structural conditions of the application property and adjoining properties), have been submitted to and approved in writing by the local planning authority.

The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 throughout the building and that of either neighbouring buildings which are within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

- 8 No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the

appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

Informatives:

INFORMATIVE: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £24,141.70 (374 x £64.55) and the Haringey CIL charge will be £147,213.88 (374 x £393.62). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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.