

Mr Murat Aydemir
47 Eversley Park Road
London
N21 1JJ

10 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/2023/0691
Location 43 Grand Parade, Tottenham, London, N4 1AQ
Proposal Erection of an additional two storeys over the existing ground floor rear extension and alterations to internal layout to create three new one-bedroom flats and one studio flat.
Received 10 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
1073-600 - Proposed Front Elevation		10 March 2023
1073-610 - Proposed Side Elevation		10 March 2023
1073-540 - Proposed Third Floor Plan		10 March 2023
1073-530 - Proposed Second Floor Plan		10 March 2023
1073-531 - Proposed Second Floor Plan (Flat Layouts)		10 March 2023
1073-620 - Proposed Rear Elevation		10 March 2023
1073-500 - Proposed Block Plan		10 March 2023
1073-510 - Proposed Ground Floor Plan		10 March 2023
1073-520 - Proposed First Floor Plan		10 March 2023
1073-521 - Proposed First Floor Plan (Flay Layouts)		10 March 2023
1073-550 - Proposed Roof Plan		10 March 2023
1073-630 - Proposed Side Elevation		10 March 2023
1073-700 - Proposed Section AA		10 March 2023

Robbie McNaugher

Robbie McNaugher

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** Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4** Prior to first occupation of the dwellings, hereby approved, the refuse and recycling storage area shown on the approved plans shall be provided and retained in perpetuity, in line with the approved details.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy DM1 of the Haringey Development Management Plan 2017 and Policy D6 of the London Plan 2021.

- 5** The privacy screening to the terraces shall be installed in accordance with the approved drawings prior to first occupation of the development, hereby approved, and shall be retained in perpetuity thereafter, unless

otherwise approved by the Local Planning Authority.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Haringey Development Management Plan 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 : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £2,840.20 (44sqm x £64.55) and the Haringey CIL charge will be £2,352.24 (44 x £53.46). This will be collected by Haringey after the scheme is 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: 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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-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.