

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr David Bitan
Debtal Architecture Ltd
72 Bury New Road
Prestwich
Manchester
M25 0JU

On behalf of
Mr Ben Blair
Holdenmanor Limited
C/O Agent

Planning Application Reference No. **HGY/2020/3223**

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 DETERMINATION UNDER CLASS A, PART 20 OF SCHEDULE 2

Location: **Grove Court, 11 Markfield Road, N15**

Proposal: **Application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A.**

Haringey Council, as local planning authority, hereby confirm that their Prior Approval is given for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority and drawing numbers: DA20068. 001, DA20068. 002, DA20068. 003, DA20068. 004, DA20068. 005 Rev1, DA20068. 006 Rev1, DA20068. 007, DA20068. 202, DA20068. 401 Rev1, DA20068. 405, DA20068. 406.

SEE SCHEDULE OF CONDITIONS ATTACHED

11/05/2021



Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

Notes:

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.

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.

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

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Emma Williamson Assistant Director Planning Service

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The following conditions have been applied to this consent and these conditions must be complied with:

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 approved plans comprise drawing nos (DA20068. 001, DA20068. 002, DA20068. 003, DA20068. 004, DA20068. 005 Rev1, DA20068. 006 Rev1, DA20068. 007, DA20068. 202, DA20068. 401 Rev1, DA20068. 405, DA20068. 406.). 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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 above ground 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.

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 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. No occupation to the accommodation hereby approved shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

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 £74,476.50 (1230 sqm x £60.55) and the Haringey CIL charge will be £25,707 (1230 sqm x £20.90. 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.

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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.

11/05/2021

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service