

Ms Prudence de Wynter
132
Etchingham Park Road
Finchley
London
N3 2EN

24 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/2023/2317
Location 41 Grand Avenue, Hornsey, London, N10 3BS
Proposal Partial excavation of the lower ground floor and creation of new entrance at lower level, single story infill extension to rear, redesign and rebuild of the existing closet wing, loft external re-cladding, roof light amendments to the front roof pitch, various upgrades to roof finishes on the front and rear roof pitch and replacement of windows.
Received 29 August 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
A07.01 EXISTING ELEVATIONS.pdf	Elevation (Front) - Existing	28 August 2023
GA23_DAS_REVA..pdf	Design and access statement	28 August 2023
A03.01 BLOCK PLAN.pdf	Block plan of the site	28 August 2023
A03.02 EXISTING LOWER GROUND GROUND AND FIRST FLOOR PLAN.pdf	Floor Plan - Existing	28 August 2023
A03.03 EXISTING SECOND FLOOR AND ROOF.pdf	Floor Plan - Existing	28 August 2023
A03.04 PROPOSED LOWER GROUND GROUND AND FIRST FLOOR PLAN.pdf	Floor plan	28 August 2023
A03.05 PROPOSED SECOND FLOOR AND ROOF.pdf	Floor plan	28 August 2023
Elevation (Rear) - Existing_included_in_Elevation (Front) - Existing.pdf	Elevation (Rear) - Existing	28 August 2023
Elevation (Side) - Existing_included_in_Elevation (Front) - Existing.pdf	Elevation (Side) - Existing	28 August 2023
Elevation (Rear) - Proposed_included_in_Elevation (Front) - Proposed.pdf	Elevation (Rear) - Proposed	28 August 2023
Elevation (Side) - Proposed_included_in_Elevation (Front) -	Elevation (Side) -	28 August 2023

HGY/2023/2317

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

Proposed.pdf

A08.01 EXISTING SECTIONS.pdf

A08.02 PROPOSED SECTIONS.pdf

A03.00 LOCATION PLAN.pdf

A07.02 PROPOSED ELEVATIONS_REVA

Proposed

Section - Existing 28 August 2023

Additional plans 28 August 2023

The location plan 28 August 2023

updated window detail 24 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

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 external materials to be used in the development hereby permitted shall be carried out in strict accordance with those specified in the application, unless alternative materials have otherwise been first agreed in writing with the Local Planning Authority.

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 plans and sample hereby approved, the new windows shall match the existing in terms of colour, design, number or panes, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Muswell Hill Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 5** Notwithstanding the detail referred to within the application the front rooflight proposed shall be a conservation type rooflight and sit flush with the roof line and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Muswell Hill Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local

Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Informatives:

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.

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.

- 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.