

Mr Lewis Baker
Mermaid House
2 Puddle Dock
Blackfriars
London
EC4V 3DB

27 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/2023/2266
Location	59 Woodland Gardens, Hornsey, London, N10 3UE
Proposal	Single storey rear extension to existing lower ground floor level. Internal alterations. Rebuilding of existing 3 storey rear outrigger and alteration of outrigger roof. Rear dormer extension to principal roof.
Received	21 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
23011 104-P1.pdf	Floor plan	21 August 2023
23011 106-P1.pdf	Elevation (Front) - Proposed	21 August 2023
23011 108-P1.pdf	Section - Proposed	21 August 2023
23011 101-P2.pdf	Floor plan	21 August 2023
23011 107-P3.pdf	Elevation (Side) - Proposed	21 August 2023
23011 103-P3.pdf	Floor plan	21 August 2023
23011 PDAS 59WG 230808_2.pdf	Design and access statement	21 August 2023
23011 000 P1.pdf	The location plan	21 August 2023
23011 001 P1.pdf	Block plan of the site	21 August 2023
23011 105-P1.pdf	Roof Plan - Proposed	21 August 2023
23011 102-P1.pdf	Floor plan	21 August 2023
08 CADWG01_T13_01_A SE.pdf	Additional plans	21 August 2023
01 CADWG01_T13_01_A LGF.pdf	Additional plans	21 August 2023
02 CADWG01_T13_01_A GF.pdf	Additional plans	21 August 2023
03 CADWG01_T13_01_A FF.pdf	Additional plans	21 August 2023

23011 100-P2.pdf
04 CADWG01_T13_01_A LP.pdf
05 CADWG01_T13_01_A RP.pdf
06 CADWG01_T13_01_A FE.pdf
07 CADWG01_T13_01_A RE.pdf
09 CADWG01_T13_01_A AA.pdf

Floor plan	21 August 2023
Additional plans	21 August 2023
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Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (2)

- 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.

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: 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: 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.