

Mrs Angela Franco
59 Outram Road
Alexandra Park
London
United Kingdom
N22 7AB

27 April 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2026/0321
Location 12 The Avenue, Hornsey, London, N10 2QL
Proposal Construction of two side dormers and one rear gable dormer, insertion of a window to the existing front gable and removal of one redundant chimney stack on the side roof slope to accommodate the new dormer.
Received 5 February 2026

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
A-500-000.pdf	Additional plans	5 February 2026
T-100-110.pdf	Elevation (Front) - Proposed	5 February 2026
T-100-112.pdf	Elevation (Side) - Proposed	5 February 2026
T-100-102.pdf	Roof Plan - Proposed	5 February 2026
T-100-100.pdf	Floor plan	5 February 2026
T-100-111.pdf	Elevation (Rear) - Proposed	5 February 2026
T-050-100.pdf	Block plan of the site	5 February 2026
T-100-113.pdf	Elevation (Side) - Proposed	5 February 2026
A-500-001.pdf	Additional plans	5 February 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (3)

- 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: T-100-100, A-500-000, T-100-102, T-100-111, A-500-001, T-100-110, T-050-100, T-100-113, T-100-112

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the extension hereby approved being first brought into use, the side dormer window, as shown on approved drawings AP-100-112 P1 and AP-100-112 P3, shall be fitted with obscure glazing to any part of the window which is less than 1.7 metres above the finished floor level of the room. The window shall thereafter be permanently retained and maintained as obscure glazed.

Reason: To prevent undue overlooking of adjoining properties and to safeguard neighbouring residential amenity, in accordance with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Development Management DPD (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: 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-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.