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1 May 2026

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

Case Reference	HGY/2026/0664
Location	85A Stirling Road, Wood Green, London, N22 5BN
Proposal	Variation to Condition 2 (Approved plans) to approved development HGY/2025/1095 (Erection of a single storey rear extension, first floor rear extension, first floor front extension, outbuilding with a green roof, removal of trees in the back garden, New air source heat pump, Bike store and planter, black wooden trim and painted brick pillar, new dark vertical timber cladding, new warm roof, new front door, and alterations to the fenestration) for slight relocation of brick pillar to front elevation
Received	9 March 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.

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

Conditions: (4)

- 1** The development hereby permitted shall be begun not later than the expiration of 26th June 2028.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 26/06/2025 Haringey ref: HGY/2025 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** 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 nonmaterial amendment.

Approved drawings list: SR-R00-PR-102, SR-R00-PR-103, SR-R00-PR-104, SR-R00-PR-105, SR-R00-PR-106

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 4** The garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 85A Stirling Road, Hornsey, London, N8 8EL and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

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: 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:
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.
- 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.