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21 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/2026/0412
Location 28 Wood Lane, Hornsey, London, N6 5UB
Proposal Replacement garden annexe with a new single-storey building.
Works include new brick boundary wall, associated garden
landscaping, installation of air-source heat pump, and external
alterations.
Received 16 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
Block plan of the site_included_in_Additional plans.pdf	Block plan of the site	16 February 2026
CF-225_DR - ANNEXE PROPOSED.pdf	Additional plans	16 February 2026
Floor plan_included_in_Additional plans.pdf	Floor plan	16 February 2026
CF-225_DR - ANNEXE EXISTING.pdf	Elevation (Front) - Existing	16 February 2026
191225-SLM-TS-AIA-TPP-AMS-205-ArbReport-28-N65UB.pdf	Tree survey	16 February 2026

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

Conditions: (5)

- 1** The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

CF-225_DR - ANNEXE PROPOSED - Additional plans
CF-225_DR - ANNEXE EXISTING - Elevation (Front) - Existing
191225-SLM-TS-AIA-TPP-AMS-205-ArbReport-28-N65UB - Tree survey

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

- 3** Prior to the commencement of above ground works detailed drawings (including sections) to confirm the external materials to be used; together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority This shall also include details of any proposed external lighting to be used on the structure or wider site. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4** The development hereby approved shall be carried out in accordance with the recommendations set out in the Arboricultural Method Statement by Sykes Land Management Ltd dated 19/12/2025, which has been drafted in accordance with industry best practice and specifies all the necessary measures to be implemented to ensure the trees being retained will be adequately protected.

Reason: In order to ensure the safety and wellbeing of the trees on the site during construction works that are to remain after building works are completed and to comply with Policy G7 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

- 5** The annex building hereby approved shall not be occupied at any time other

than for purposes ancillary and/or incidental to the residential use of the main dwelling known as 28 Wood Lane N6 5UB and shall not be occupied as a separate dwelling unit or sold or let separately and shall only be occupied by the owner/occupier(s) of the main dwelling, immediate family members or those forming part of its household.

Reason: The outbuilding has been assessed only in terms of an ancillary use to the host building known as 28 Wood Lane N6 5UB and not as a separate planning unit that can be used and occupied independently, which may have an adverse impact on the character and amenity of the area for current and future neighbours and the current and future occupiers of the development/outbuilding, contrary to relevant policies in the London Plan 2021, Haringey Local Plan 2017, Haringey DM DPD 2017 and the Highgate Neighbourhood Plan.

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:
<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.