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27 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/2026/0459
Location	9 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal	Replacement side (north) extension, rear extension, replacement of front and rear dormers, insertion of dormers on side elevations, and formation of a carriage driveway including boundary treatment.
Received	19 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
145_Proposed_20260219.pdf	Proposed drawings - 145/ AP01, 145/ AP02, 145/ AP03, 145/ AP08, 145/ AP09, 145/ AP10, 145/ AP11, 145/ AP12, 145/ AP13, 145/ AP14, 145/ AP15.	19 February 2026
145_AP04a_20260416		27 May 2026
145_AP06a_20260416		27 May 2026
145_AP05a_20260416		27 May 2026
145_AP07a_20260416		27 May 2026

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

Conditions: (11)

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

List: 145/LP01, 145/S01, 145/S02, 145/S03, 145/S04, 145/S05, 145/S06, 145/S07, 145/S08, 145/S09, 145/S10, 145/S11, 145/AP01, 145/AP02, 145/AP03, 145/AP04 A, 145/AP05 A, 145/AP06 A, 145/AP07 A, 145/AP08, 145/AP09, 145/AP10, 145/AP11, 145/AP12, 145/AP13, 145/AP14, 145/AP15, 145/SK01, 145/SK02, 145/SK03

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

- 3 Notwithstanding the details shown on the approved drawings, prior to the commencement of the relevant works, full details of all external materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of facing brickwork, mortar mix and finish, bonding, roofing materials, windows and doors, and the front boundary treatment. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality appearance and to safeguard the character and appearance of the host building and the Highgate Conservation Area, in accordance with Policy D3 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4 Notwithstanding the submitted documents, final details of all hard and soft landscaping works to the front of the site, including the layout and materials of the driveway and paths and full planting details for all proposed trees and soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The submitted details shall reflect the planting strategy set out in the approved Arboricultural Method Statement, including the two Field Maple 'Elegant' trees positioned either side of the pedestrian gate, the Wild Service tree within the front garden,

and the re-planting of the existing street Ginkgo (T6) together with a second matching Ginkgo to create a symmetrical pair.

The approved scheme shall be implemented in full during the first planting season following completion of the development or first occupation, whichever is sooner. Any trees or plants which die, are removed, or become damaged or diseased within five years shall be replaced in the next planting season with a tree or plant of similar size and species.

Reason: To ensure a high-quality landscaped frontage that preserves and enhances the verdant character of Sheldon Avenue and the Highgate Conservation Area, in accordance with Policies G7 and G6 of the London Plan (2021), Policies SP11 and SP13 of the Haringey Local Plan (2017), and Policy DM1 of the Development Management DPD (2017).

- 5 Before the extended dwelling hereby permitted is first occupied, the proposed windows in the first-floor side elevations and the crown roof side elevation dormers facing Nos. 7 and 11 shall be glazed with obscure glass below 1.7m and shall thereafter be permanently retained as such. The windows shall also be fixed shut, with only a fanlight opening permitted.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers, in accordance with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Haringey Development Management DPD (2017).

- 6 The development hereby permitted shall be carried out in strict accordance with the approved Tree Protection Plan and Arboricultural Method Statement (AMS) prepared by Tre Tec dated February 2026, including the updated requirement that all extensions and associated structures are to be constructed on piled foundations rather than strip foundations. All works shall be undertaken in full compliance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

All tree protection measures, including protective fencing, ground protection, construction exclusion zones, and all special engineering solutions such as the use of piled foundations and suspended slabs, shall be installed prior to the commencement of development and retained for the duration of the construction period. No works, storage, mixing, or excavation shall take place within any Root Protection Area except as expressly set out within the approved AMS.

All critical works, including but not limited to the installation of piles, excavation within or adjacent to Root Protection Areas, and the lifting, storage or re-planting of the street Ginkgo (T6), shall be supervised on site by the applicant's appointed project arboriculturist, with written records of supervision made available to the Local Planning Authority upon request.

No deviation from the approved AMS shall take place unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of retained trees and their root protection areas during construction, in the interests of visual amenity, biodiversity and the character of the Conservation Area, in accordance with Policy DM1 of the Haringey Development Management DPD (2017), Policy G7 of the London Plan (2021), and BS5837:2012.

- 7 No part of the flat roof to the side/ rear extension hereby granted shall be used as a roof terrace or balcony.

To prevent overlooking and loss of privacy to neighbouring properties and to safeguard residential amenity, in accordance with Policy DM1 of the Haringey Development Management DPD (2017).

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order, no extensions or alterations to the dwelling as extended by the development hereby approved, including the insertion of or alterations to windows and doors, shall be carried out without planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling further extensions and alterations, in accordance with Policy D6 of the London Plan (2021) and Policy DM1 of the Haringey Development Management DPD (2017).

- 9 The development hereby approved shall not commence (excluding demolition) until a suitably qualified chartered structural engineer has been appointed to inspect and monitor the critical structural elements of the works, including foundations and groundworks associated with the extensions and swimming pool. Details of the appointment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement. The approved engineer shall be retained for the duration of the construction works.

Reason: To safeguard the structural stability of the development and protect neighbouring properties and infrastructure, in accordance with Policy DM1 of the Haringey Development Management DPD (2017).

- 10 Notwithstanding the details submitted, and prior to the commencement of development, a Construction Management Plan (CMP), proportionate to the scale of the development, shall be submitted to and approved in writing by

the Local Planning Authority. The CMP shall include details of the programme of works, construction traffic movements, material and plant storage, any necessary suspended parking bays, and the use of any hoarding, gantry or conveyor over the public highway. The approved details shall thereafter be implemented for the duration of the construction period.

Reason: To ensure that the development does not give rise to adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area, in accordance with Policies T4, T7 and D14 of the London Plan (2021), Policy SP0 of the Haringey Local Plan (2017), and Policy DM1 of the Haringey Development Management DPD (2017).

Informatives:

INFORMATIVE: Community Infrastructure Levy

Based on the submitted information, the Mayoral CIL charge will be £38,045.06 (523.1 sqm × £72.73) and the Haringey CIL charge will be £226,726.27 (523.1 sqm × £433.54, indexation included). These charges will be collected by Haringey should the scheme be implemented and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, and/or for late payment. All charges are also subject to indexation in line with the construction costs index.

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: Crossovers/ Amending a TMO

The proposed development would require a new crossover to be created. The necessary works would be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out. Equally installing such a wider vehicle crossover here would trigger the need to amend an existing Traffic Management Order (TMO), with the full cost of amending both the TMO and changing road markings being needed to be met by the applicant.

- 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.