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30 June 2026

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

Case Reference	HGY/2026/1146
Location	Land behind 25 Dukes Avenue, London, N10 2PS
Proposal	Variation of Condition 2 (approved plans) attached to planning permission HGY/2017/2827 / HGY/2019/1937 to allow for amendments to the design, including the introduction of a part first-floor element and internal reconfiguration to provide a 4-bedroom dwelling.
Received	23 April 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
0103-A2004-PROPOSED-REV01	Revised front elevation (lowered 0.25m)	5 June 2026
0103-A2005-PROPOSED-REV01	Revised side elevation (lowered 0.25m)	5 June 2026
0103-A2006-PROPOSED-REV01	Revised section (lowered 0.25m)	5 June 2026
A2001, A2002, A2003		24 June 2026

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

Conditions: (11)

- 1 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.

APPROVED PLANS:

0103-A2001
0103-A2002
0103-A2003
0103-A2006-PROPOSED-REV01,
0103-A2004-PROPOSED-REV01,
0103-A2005-PROPOSED-REV01

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

- 2 Prior to the commencement of any works involving the installation of external facing materials to the first-floor element of the development and construction of the front boundary wall, details and samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. The details shall include:
 - Bricks: A physical sample panel (minimum 1m x 1m) constructed on site, demonstrating the proposed brick type, bond, mortar mix and pointing profile, in accordance with the approved drawings.
 - Corten steel cladding: Samples of the proposed weathering steel cladding, together with technical specifications detailing the anticipated weathering process, finish and long-term appearance.
 - Glazing systems: Detailed drawings and technical specifications of the first-floor glazing system, including frame profiles, frame materials, recess depths, colour and finish.
 - Boundary wall detailing: Samples and details of the proposed capping stones and associated detailing to the front boundary wall.

The submitted details shall demonstrate consistency with the approved plans and shall ensure a high-quality architectural appearance that preserves the character and appearance of the Muswell Hill Conservation Area.

Reason: To secure a high standard of design and appearance and to ensure that the development preserves the character and appearance of the Muswell Hill Conservation Area, in accordance with Policies D3 and HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan, and Policies DM1, DM9 and DM12 of the Haringey Development Management DPD.

- 3 Prior to the commencement of any works involving the installation of external facing materials to the first-floor element of the development, detailed drawings at a scale of 1:10 or 1:20 (including sections and cross-sections where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. The details shall include:

- The junction between the ground-floor brickwork and the first-floor cladding.
- Window reveal depths, frame profiles, heads and cills for both the ground and first-floor windows.
- The coping, capping and structural junction details of the Elms Avenue boundary wall.
- Eaves, parapet and roof-edge details of the chamfered first-floor element.

The submitted details shall demonstrate consistency with the approved plans and shall ensure a high-quality architectural appearance that preserves the character and appearance of the Muswell Hill Conservation Area.

Reason: To secure a high standard of architectural detailing and appearance, and to ensure that the development preserves the character and appearance of the Muswell Hill Conservation Area, in accordance with Policies D3 and HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan, and Policies DM1, DM9 and DM12 of the Haringey Development Management DPD.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any Order revoking and re-enacting that Order, with or without modification, no part of the flat roofs at ground-floor or first-floor level, as shown on the approved plans, shall be used as a roof terrace, balcony, sitting-out area, or other form of external amenity space.

Reason: To safeguard the residential amenities of neighbouring occupiers and prevent overlooking and loss of privacy arising from the use of the flat roofs as external amenity areas, in accordance with Policy D6 of the London Plan (2021) and Policy DM1 of the Haringey Development Management DPD (2017).

- 5 The secure, covered cycle parking and refuse storage facilities shown on drawing A2002 shall be provided in full detail and approved in writing by the Local Planning Authority prior to the first occupation of the dwelling.

The dwelling shall not be occupied until the approved cycle parking and refuse storage facilities have been installed in accordance with the approved details. A minimum of two secure and covered cycle parking spaces shall be provided and retained thereafter for the use of occupiers of the dwelling.

The cycle parking and refuse storage facilities shall be retained and maintained for their intended purposes for the lifetime of the development.

Reason: To ensure adequate cycle parking and waste storage provision, to promote sustainable and active travel, and to ensure satisfactory servicing of the development, in accordance with Policies T5 and SI 8 of the London Plan (2021), Policy SP7 of the Haringey Local Plan, and Policies DM31 and DM4 of the Haringey Development Management DPD.

- 6 Prior to the occupation of the dwellinghouse, the applicant shall enter into and complete an agreement with the Local Highway Authority under Section 278 of the Highways Act 1980 for the removal of the redundant vehicle crossover, reinstatement of the footway and kerb, and provision of a replacement street tree adjacent to the site. The dwellinghouse shall not be occupied until the approved highway works have been completed to the satisfaction of the Local Highway Authority.

Reason: To ensure the safe and efficient operation of the public highway, enhance the quality of the public realm, support sustainable transport objectives, and preserve the character and appearance of the Muswell Hill Conservation Area, in accordance with Policies D3, G7 and T1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan, and Policies DM1, DM9 and DM31 of the Haringey Development Management DPD.

- 7 Prior to the occupation of the dwellinghouse, the continuous brick boundary wall with capped piers along the Elms Avenue frontage shall be fully constructed and completed in accordance with the approved drawings and the approved materials.

The boundary wall shall thereafter be permanently retained and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a high-quality design, reinforce the established street frontage, and preserve the character and appearance of the Muswell Hill Conservation Area, in accordance with Policies D3 and HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan, and Policies DM1, DM9 and DM12 of the Haringey Development Management DPD.

- 8 Prior to the occupation of the dwellinghouse, the green roof shall be fully installed in accordance with the approved details shown on drawing A2003.

The green roof shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a high-quality design, enhance biodiversity and urban greening, and preserve the character and appearance of the Muswell Hill Conservation Area, in accordance with Policies D3, G5 and HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan, and Policies DM1 and DM9 of the Haringey Development Management DPD.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no alterations, extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission) etc. shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To preserve the character and appearance of the Muswell Hill Conservation Area and protect neighbouring residential amenity.

- 10 Any photovoltaic (PV) panels installed on the development shall be positioned a minimum of 0.3 metres from all edges of the first-floor roof, as shown on approved drawing A2003, and shall not project more than 0.3 metres above the level of the approved flat roof, unless otherwise agreed in writing by the Local Planning Authority.
The PV panels shall thereafter be retained and maintained in accordance with these requirements for the lifetime of the development.

Reason: To ensure a high standard of design and appearance, and to preserve the character and appearance of the Muswell Hill Conservation Area, in accordance with Policies D3, SI2 and HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan, and Policies DM1, DM9 and DM12 of the Haringey Development Management DPD.

- 11 The development shall be carried out in accordance with the Construction Management Plan approved pursuant to planning permission HGY/2017/2827 under application reference HGY/2019/1937 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise disruption to neighbouring occupiers, safeguard highway safety and protect local amenity.

Informatives:

INFORMATIVE: Community Infrastructure Levy (CIL) Informative

Based on the information provided, this Section 73 permission results in an increase in floorspace of 29.15sqm (144sqm less the previously approved 114.85sqm). Based on the indexed rates applied to planning permission HGY/2017/2827, the additional Mayoral CIL charge would be £1,294.84 (29.15sqm x £44.42) and the additional Haringey CIL charge would be £8,404.53 (29.15sqm x £288.32), giving a total additional CIL liability of £9,699.37. This will be collected by Haringey and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, late payment, and any other provisions of the Community Infrastructure Levy Regulations 2010 (as amended).

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (street.naming@haringey.gov.uk) to arrange for the allocation of a suitable address. In order to proceed with 'Street Naming and Numbering', please use the following web link: <https://www.haringey.gov.uk/streets-roads-travel/street-licences-applications/streetbuilding-naming-numbering>

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.

- 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.