

Mr James Agnew
80 Florence Road
London
United Kingdom

1 July 2026

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

Case Reference	HGY/2026/0317
Location	80 Florence Road, Hornsey, London, N4 4DP
Proposal	Erection of a single-storey rear and side wraparound extension; replacement of existing windows with heritage-style sash windows; and repairs to roof coverings.
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
FR25-DR-001_P01 Site Location Plan.pdf	Site/Block Plan - Existing	5 February 2026
FR25-DR-009_P01 Existing and Proposed Rear Elevations.pdf	Rear elevation	5 February 2026
FR25-DR-002_P01 Proposed Block Plan.pdf	Block plan of the site	5 February 2026
FR25-DR-010_P01 Existing and Proposed Section.pdf	Side elevation	5 February 2026
FR25-DR-011_P01 Existing and Proposed Section A-A		22 April 2026
80 Florence Road - Replacement-Timber-Windows-and-Doors-Example-Technical-Brochure	window brochure	30 June 2026
FR25-DR-008_P03 Existing and Proposed Front Elevations	Revised front ele	1 July 2026

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

Conditions: (5)

- 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:

FR25-DR-011_P01, FR25-DR-009_P01, FR25-DR-008_P03, FR25-DR-010_P01, FR25-DR-001_P01

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

- 3** The external materials to be used in the proposed development shall match the existing building in colour, size, shape, texture and finish, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance for the proposed development and to preserve the character and appearance of the host building and the Stroud Green Conservation Area, in accordance with Policies D3 and HC1 of the London Plan (2021), Policy SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4** A replacement ornamental tree shall be planted within the front garden area, where practical, within the first planting season following the removal of the existing tree. Given the proximity of the planting location to the front elevation of the property, the replacement shall be a small-growing ornamental species appropriate to the available space. The replacement tree shall thereafter be retained and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure replacement planting and ensure the continued contribution of trees to the character and appearance of the Conservation Area.

- 5 The joinery details used for the proposed replacement windows on the front /street-facing elevations hereby approved shall exactly match the original windows in terms of their opening method, form and joinery details, including the moulding, profile and dimensions, and particularly the curved window-head detail on the first floor. The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills of the original windows. Any trickle vents required shall be concealed and not externally expressed.

Reason: To preserve the character and appearance of the Stroud Green Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

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.

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.

- 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.