

Mr Edward Swift
8 Compton Terrace
London
N1 2UN

31 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/2026/1118
Location 25, Hillside Gardens, London, N6 5SU
Proposal Minor Material Amendment (S73 Application) to planning permission with ref: HGY/2025/2999 dated 7/12/2026 for alteration and refurbishment of the existing building, including replacement of external windows and doors, installation of an Air Source Heat Pump and Solar Photovoltaic system, front cycle store and new garden shed and trellis to the rear. Amendment - to vary condition 2 by amending the provision of solar panels and the location of the proposed air source heat pump and to remove condition 5 via the provision of noise assessment report.
Received 21 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
145_PL31_02 - External Windows and Doors_Proposed Schedule Overview.pdf	Detail Drawing	21 April 2026
145_PL02_02 - Existing Plan_First Floor.pdf	Floor Plan - Existing	21 April 2026
145_PL15_02 Rev. A - Proposed Elevation_East and West.pdf	Elevation (Side) - Proposed	21 April 2026
145_PL05_01 - Existing Elevation_North and South.pdf	Elevation (Front) - Existing	21 April 2026
145_PL02_03 - Existing Plan_Roof.pdf	Roof Plan - Existing	21 April 2026
145_PL02_01 - Existing Plan_Ground Floor.pdf	Floor Plan - Existing	21 April 2026
145_PL01_01 - Existing Site_Location Plan.pdf	The location plan	21 April 2026
145_PL05_02 - Existing Elevation_East and West.pdf	Elevation (Side) - Existing	21 April 2026
145_PL31_01 - External Windows and Doors_Existing Schedule Overview.pdf	Detail Drawing	21 April 2026

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10 Station Road, Wood Green,
London, N22 7TY
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145_PL11_01 - Proposed Site_Block Plan.pdf	Block plan of the site	21 April 2026
145_PL12_02 - Proposed Plan_First Floor.pdf	Floor plan	21 April 2026
145_PL12_01 Rev. A - Proposed Plan_Ground Floor.pdf	Floor plan	21 April 2026
145_PL12_03 Rev. A - Proposed Plan_Roof.pdf	Roof Plan - Proposed	21 April 2026
145_PL15_01 Rev. A - Proposed Elevation_North and South.pdf	Elevation (Front) - Proposed	21 April 2026

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

Conditions: (6)

- 1 The development hereby permitted shall begun not later than the expiration of 07/01/2026.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 07/01/2026 Haringey ref: HGY/2025/2999 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 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 list: 145_PL15_01 A, 145_PL31_01, 145_PL15_02 A, 145_PL05_02, 145_PL05_01, 145_PL31_01, 145_PL31_02, 145_PL01_01, 145_PL02_01, 145_PL02_02, 145_PL02_03, 145_PL05_02, 145_PL11_01, 145_PL12_01 A, 145_PL12_02, 145_PL12_03 A.

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

- 3 The materials to be used in respect of the different elements of the works shall match those specified in the application form and supporting documents, unless otherwise agreed in writing by the Local Planning Authority.

To ensure a satisfactory appearance to the development, to safeguard the visual amenity of neighbouring properties and the wider locality, and to preserve the character and appearance of the Conservation Area, consistent 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 Development Management DPD 2017.

- 4 The replacement windows and doors shall be carried out in accordance with the details provided in the application, white timber and powder-coated aluminium triple-glazed units, and shall achieve a similar visual appearance to the existing openings in terms of their overall shape, frame colour and frame proportions, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the replacement windows and doors preserve the appearance of the building and maintain the visual amenity of the 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 Development Management DPD 2017.

- 5 The garden shed hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 25, Hillside Gardens. For the avoidance of doubt the structure shall not be utilised for any purposes which one would expect to be accommodated within the main dwelling such as sleeping or short-term let accommodation.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

- 6 The Air Source Heat Pump hereby approved shall be installed and thereafter operated only in accordance with the details contained within the Better Planet Sound Assessment (MCS 020a v1.0) and shall not exceed 42dB LAeq (5 min) when measured at a point 1 metre from the façade of any habitable room window of a neighbouring residential property.

Reason: To safeguard the amenities of neighbouring residential occupiers from noise and disturbance in accordance with Policy D14 of the London Plan (2021) and Policies DM1 and DM23 of the Haringey Development Management DPD (2017).

Informatives:

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: 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.

- 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.