

Mr Gary Rice
55 Princes Court
London
SE16 7TD

10 August 2026

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

Case Reference HGY/2026/1765
Location PARK HOUSE, Hampstead Lane, Hornsey, London, N6 4LL
Proposal Replacement of the existing single storey side range to the principal elevation with a single storey side extension, including rooflights, green roof and associated external alterations; new pedestrian gate and brick piers; and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.
Received 22 June 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
453-108 PL1	Elevations as proposed and existing	22 June 2026
Arboricultural Report (DO&CON6/WLA-V2-XX-DR-Y-TSR)		22 June 2026
Arboricultural Impact Assessment (DO&CON6/WLA-V2-XX-DR-Y-AIA)		22 June 2026
453-105 PL1	Elevations as proposed and existing	22 June 2026
453-102 PL1	First floor as proposed and existing	22 June 2026
453-103 PL1	Second floor as proposed and existing	22 June 2026
453-109 PL1	Sections as proposed and existing	22 June 2026
Tree Protection Plan & Arboricultural Method Statement (DO&CON6/WLA-V2-XX-DR-Y-AMS)		22 June 2026

Tree Survey Plan (DO&CON6/WLA-V2-XX-DR-Y-TSP)		22 June 2026
Tree Constraints Plan (DO&CON6/WLA-V2-XX-DR-Y-TCP)		22 June 2026
453-101 PL1	Ground floor as proposed and existing	22 June 2026
453-106 PL1	Elevations as proposed and existing	22 June 2026
453-104 PL1	Roof plan as proposed and existing	22 June 2026
453-107 PL1	Elevations as proposed and existing	22 June 2026
453-100 PL1	Site and location plans	22 June 2026

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

Conditions: (6)

- 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:

- 453-100 PL1
- 453-101 PL1
- 453-102 PL1
- 453-103 PL1
- 453-104 PL1
- 453-105 PL1
- 453-106 PL1
- 453-107 PL1
- 453-108 PL1
- 453-109 PL1

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

- 3** The development hereby approved shall be carried out using the materials specified within the approved plans and Design and Access Statement, including stone cladding to the principal elevations of the extension, matching brickwork to the side elevation, aluminium framed glazing, a green roof, and a timber pedestrian gate with brick piers to match the existing boundary treatment, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high-quality form of development that preserves the character and appearance of the Highgate Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4** The biodiverse green roof hereby approved, comprising a native wildflower planting mix across the extent of the flat roof shown on the approved plans, shall be installed prior to the first use of the extension and thereafter retained and maintained for the lifetime of the development unless otherwise

agreed in writing by the Local Planning Authority.

Reason: To secure the ecological, visual and sustainable drainage benefits of the development and to preserve the character and appearance of the Highgate Conservation Area.

- 5 The development hereby approved shall be constructed in accordance with the Arboricultural Report, Arboricultural Impact Assessment, Tree Survey Plan, Tree Constraints Plan, Tree Protection Plan & Arboricultural Method Statement prepared by Chloris.

Reason: In order to ensure the safety and wellbeing of the trees close to the development during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 The cumulative noise level emitted from any air source heat pump, air-conditioning units and associated plant or equipment shall at all times be at least 5dB(A) below the existing background noise level (LA90,T) when measured at the nearest noise-sensitive premises.

All air source heat pumps, air-conditioning units and associated plant shall be installed and maintained in accordance with the manufacturer's specifications. Should the Local Planning Authority determine that the equipment is failing to comply with this condition, the equipment shall be switched off and shall not be operated again until measures have been implemented to secure compliance and these have been approved in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby residential occupiers in accordance with Policy D14 of the London Plan (2021) and Policy DM1 of the Haringey Development Management DPD (2017).

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.

- 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.