

Halecyon Architecture & Design
124 City Road
London
United Kingdom

26 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/2026/0551
Location 37 Midhurst Avenue, Hornsey, London, N10 3EP
Proposal De-conversion of 2 flats into a single dwelling house including:
Removal of small bay tree, Single storey rear extension,
Replacement of front door and windows, Loft conversion
including rear dormer extension and front skylights, Installation
of air sourced heat pump to left flank of the building.
Received 27 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
LocationPlan.pdf	The location plan	27 February 2026
37 Midhurst Avenue BLOCK PLAN.pdf	Block plan of the site	27 February 2026
Existing and Proposed Plans and Elevations – Rev:02 Drawings 07/ 08/ 09/ 10/ 11/ 12	Mixed/Combined Plans	27 February 2026
Flush Sash Window		30 June 2026
Example Sash Window		30 June 2026

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

Conditions: (4)

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

The location plan

37 Midhurst Avenue BLOCK PLAN

Existing and Proposed Plans and Elevations – Rev:02 Drawings 07/ 08/ 09/ 10/ 11/ 12

Flush Sash Window

Example Sash Window

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

- 3 The materials to be used in the construction of the approved rear extension and rear dormer shall match those of the existing building in colour, texture, profile and appearance. The replacement windows and doors shall be installed in accordance with the approved plans and retained thereafter as approved. All external joinery shall be of a design, finish and appearance that preserves the character and appearance of the host property and the Muswell Hill Conservation Area.

Reason: To ensure a high quality appearance for the development and to preserve the character and appearance of the host building and the Muswell Hill Conservation Area, in accordance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan Strategic Policies (2017) and Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017).

- 4 The air source heat pump shall be installed in the location shown on the approved plans and shall be retained in that position for the lifetime of the development and enclosed in screening. The unit shall be screened from public view and maintained thereafter. Noise arising from the operation of the air source heat pump shall not exceed 37dB when measured at the nearest noise-sensitive receptor.

Reason: To safeguard the amenities of neighbouring residential occupiers and to preserve the character and appearance of the Muswell Hill Conservation Area, in accordance with Policies D6 and D14 of the London Plan (2021) and Policies DM1, DM9 and DM12 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: 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: 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:
<https://www.gov.uk/appeal-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.