

Mr Andrew Ardill
86 Southwood Lane
Hornsey
London
Haringey
United Kingdom
N6 5SY

28 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/2026/1927
Location 86 Southwood Lane, Hornsey, London, N6 5SY
Proposal Minor Material Amendment application under Section 73 of the
Town and Country Planning Act for variation to condition 2
attached to planning permission HGY/2025/2929 to alter coping
details of the boundary wall.
Received 8 July 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	8 July 2026
SWL-ELE-09 (P7)		28 August 2026
SWL-PLA-06 (P4)		28 August 2026
SWL-PLA-03 (P4)		28 August 2026
SWL-ELE-08 (P3)		28 August 2026
SWL-SEC-08 (P3)		28 August 2026
SWL-ELE-04 (P4)		28 August 2026
SWL-ELE-10 (P1)		28 August 2026
SWL-ELE-06 (P4)		28 August 2026
SWL-REG-01 (Rev D)		28 August 2026
SWL-PLA-04 (P8)		28 August 2026
Arbtech TPP 03		28 August 2026
SWL-PLA-08 (P4)		28 August 2026
SWL-SIT-01 (P2)		28 August 2026
Arboricultural Method Statement by Arbtech 29 July 2025		28 August 2026
SWL-SEC-11 (P11)		28 August 2026

Conditions: (7)

- 1 The development hereby permitted shall be begun not later than the expiration of 27 January 2029.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 27 January 2026 Haringey ref: HGY/2025/2929.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

SWL-PLA-03 (P4); SWL-PLA-04 (P8); SWL-PLA-06 (P4); SWL-PLA-08 (P4); SWL-SIT-01 (P2); SWL-SEC-08 (P3); SWL-SEC-11 (P11); SWL-ELE-04 (P4); SWL-ELE-06 (P4); SWL-ELE-08 (P3); SWL-ELE-09 (P7); SWL-ELE-10 (P1); SWL-REG-01 (Rev D); Arbtech TPP 03; Location Plan; Arboricultural Method Statement by Arbtech 29 July 2025.

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

- 3 The details relating to window details has been given under application reference: HGY/2026/0905.

The development shall be carried out solely in accordance with the approved details, unless otherwise granted under a new application to approve condition details.

Reason: To preserve the character and appearance of the Highgate 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.

- 4 The details relating to proposed brickwork to be used in the replacement boundary wall has been given under application reference: HGY/2026/0905.

Brick coping listed on SWL-ELE-09 (P7) shall match the brickwork approved under HGY/2026/0905.

The development shall be carried out solely in accordance with the

approved details, unless otherwise granted under a new application to approve condition details.

Reason: To preserve the character and appearance of the Highgate 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.

- 5 The partial demolition of the brick south boundary wall shall be carried out by hand *[or by tools held in the hand other than power-driven tools]* and the materials stored on site and then reused in rebuilding the brick south boundary wall. The brickwork in the facing wall of the south boundary wall shall be laid in a Flemish bond to match the original.

Reason: To preserve the character and appearance of the Highgate 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.

- 6 The works shall be carried out in accordance with the Arboricultural Method Statement by Arbtech, dated 29 July 2025 and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees on the site 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.

- 7 The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling, the Applicant shall install noise mitigation measures in agreement with the Planning Authority to adequately address the noise nuisance.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Informatives:

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.

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:
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.