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11 September 2026

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

Case Reference HGY/2026/0993
Location 80, Wightman Road, London, N4 1RU
Proposal The conversion of an existing garage/store and erection of a first floor to form a three bedroom dwellinghouse
Received 7 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
2513_P20A_Existing Side (East) Elevation.pdf	Elevation (Side) - Existing	7 April 2026
2513_P02B_Existing Ground Floor Plan.pdf	Floor Plan - Existing	7 April 2026
2513_P21A_Existing Front Elevation.pdf	Elevation (Front) - Existing	7 April 2026
2513_P224B_Proposed Side (West) Elevation.pdf	Elevation (Side) - Proposed	7 April 2026
2513_P221B_Proposed Front Elevation.pdf	Elevation (Front) - Proposed	7 April 2026
2513_P23A_Existing Rear Elevation.pdf	Elevation (Rear) - Existing	7 April 2026
2513_P220A_Proposed Side (East) Elevation.pdf	Elevation (Side) - Proposed	7 April 2026
2513_P24A_Existing Side (West) Elevation.pdf	Elevation (Side) - Existing	7 April 2026
2513_P223B_Proposed Rear Elevation.pdf	Elevation (Rear) - Proposed	7 April 2026
2513_P103D_Proposed First Floor Plan.pdf	Floor plan	7 April 2026
2513_P102D_Proposed Ground Floor Plan.pdf	Floor plan	7 April 2026

Head of Development Management and Planning Enforcement

Conditions: (12)

- 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 shall be completed in accordance with the approved plans and documents listed below, except where conditions attached to this permission indicate otherwise or where alternative details have subsequently been approved following an application for a non-material amendment.

Approved drawings: 2513_P01B – Existing Site Location Plan, 2513_P02B – Existing Ground Floor Plan, 2513_P20A – Existing Side (East) Elevation, 2513_P21A – Existing Front Elevation, 2513_P23A – Existing Rear Elevation, 2513_P24A – Existing Side (West) Elevation, 2513_P102D – Proposed Ground Floor Plan, 2513_P103D – Proposed First Floor Plan, 2513_P104B – Proposed Roof Plan, 2513_P105B – Proposed Site Location Plan, 2513_P220A – Proposed Side (East) Elevation, 2513_P221B – Proposed Front Elevation, 2513_P223B – Proposed Rear Elevation, 2513_P224A – Proposed Side (West) Elevation, 2513_P226A – Proposed Materials Plan.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3 No development shall take place until details and samples of the external materials and architectural detailing of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Samples of the proposed facing brickwork, mortar, brick slips and zinc cladding;
- b) Details of the colour, finish, profile and reveals of all windows and external doors;
- c) Details of the green roof, including species composition and substrate depth;
- d) Details of all rainwater goods, flues, vents, meter boxes and other external fixtures and fittings; and
- e) Details of the external appearance of the air source heat pump and any associated enclosure or screening.

The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

Reason: To secure a high-quality appearance and architectural detailing, and to ensure that the development integrates appropriately with its surroundings, in accordance with Policies D3 and D4 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Development Management DPD (2017).

- 4 Notwithstanding the landscaping and boundary treatment details contained within the submitted Design and Access Statement, prior to the first occupation of the extended dwelling hereby approved, full details of all hard and soft landscaping works, boundary fencing, railings, gates and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, height, materials, colour and finish of all boundary treatments and railings

The approved details shall be implemented prior to the first occupation of the extended dwelling, or during the first planting season thereafter where planting is involved, and shall thereafter be retained and maintained. Any trees or plants which, within a period of five years from planting, die, are removed, become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size and species.

Reason: To secure a satisfactory appearance for the development and to ensure an appropriate standard of landscaping and boundary treatment, in accordance with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Development Management DPD (2017).

- 5 Notwithstanding the cycle parking and refuse/recycling storage details contained within the submitted Design and Access Statement, prior to the first occupation of the extended dwelling, full details of the cycle parking and refuse/recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, dimensions, materials and arrangements for access to the facilities.

The approved cycle parking and refuse/recycling storage facilities shall be provided prior to the first occupation of the extended dwelling and shall thereafter be retained and kept available for their intended purpose at all times.

Reason: To ensure the provision of adequate and convenient cycle parking and waste storage facilities, in accordance with Policy T5 of the London Plan (2021) and Policy DM4 of the Development Management DPD (2017).

- 6 The development hereby approved shall be carried out in accordance with the approved Energy Statement and shall achieve a minimum 101.75% reduction in regulated carbon emissions compared to the Building Regulations Part L 2021 baseline. Prior to the commencement of above-ground works, details of the siting, specification and appearance of the proposed air source heat pump and photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to first occupation and retained thereafter.

Reason: To ensure that the development minimises energy demand and carbon emissions in accordance with Policy SI2 of the London Plan (2021), Policy SP4 of the Haringey Local Plan (2017) and Policy DM21 of the Development Management DPD (2017).

- 7 Prior to the first occupation of the extended residential unit, a water butt with a minimum capacity of 120 litres, to collect rainwater from the roof of the dwelling, shall be installed and made operational. The water butt shall thereafter be retained and maintained for the lifetime of the development.

Reason: To reduce the risk of flooding, minimise demand for water and improve the sustainability of the development, in accordance with Policy SP5 of the Haringey Local Plan (2017) and Policies DM21, DM24 and DM25 of the Development Management DPD (2017).

- 8 The extended dwelling hereby approved shall be designed and constructed to achieve a maximum internal water consumption rate of 110 litres per person per day, in accordance with Part G of the Building Regulations.

Reason: The site is located within an area of serious water stress, where opportunities to improve water efficiency should be maximised in the interests of sustainable development, climate change mitigation and the prudent use of natural resources, in accordance with the NPPF.

- 9 The noise level from the air source heat pump hereby approved shall at all times remain at least 5dB(A) below background levels when measured at the nearest noise-sensitive receptor. The plant shall be serviced regularly in accordance with the manufacturer's instructions. If the plant is found not to comply with this condition, it shall be switched off upon written instruction from the Local Planning Authority and not used again until it is able to comply.

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

- 10** No development shall commence until a Construction Logistics and Management Plan (CLMP) has been submitted to and approved in writing by the Local Planning Authority. The CLMP shall include details of:
- a) the programme of construction works and any traffic management measures;
 - b) construction vehicle access, routing, loading and unloading arrangements;
 - c) the storage of plant, equipment and construction materials;
 - d) the location of any skips, welfare facilities, scaffolding, hoarding or other temporary structures;
 - e) measures to minimise dust, dirt and debris and prevent mud being deposited on the public highway; and
 - f) a photographic survey of the sections of Duckett Road and Wightman Road immediately adjoining the site prior to the commencement of works.

The approved CLMP shall be implemented throughout the construction period.

Reason: To minimise disruption to the local highway network and safeguard the amenities of neighbouring occupiers during the construction process, in accordance with Policies T4, T7 and D14 of the London Plan (2021), Policy SP0 of the Haringey Local Plan (2017) and Policy DM1 of the Development Management DPD (2017).

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order, no further extensions, alterations, outbuildings or other structures shall be erected, and no additional windows, doors or other openings shall be inserted into the extended dwelling without the prior grant of planning permission from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area, protect neighbouring amenity and prevent overdevelopment of the site, in accordance with Policy D6 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

- 12** Prior to the first occupation of the extended dwelling hereby approved, arrangements shall be made with the Council's Highway Authority for the removal of the existing vehicle crossover serving the site and the reinstatement of the footway and kerb. The cost of such works shall be met by the developer and the approved works shall be completed prior to first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice the free flow of

vehicular and pedestrian traffic, to maximise the efficient use of on-street parking provision, and to safeguard highway safety and the amenities of the area.

Informatives:

INFORMATIVE: Naming and Numbering

The new dwelling will require numbering. The applicant should contact the Council's Local Land Charges team at least six weeks before the development is occupied to arrange for the allocation of a suitable address.

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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their 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.

- 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.

