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19 October 2026

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

Case Reference	**HGY/2026/2480**
Location	**Flat 4, Glace Apartments, 11 Cross Lane, Hornsey, London, N8 7GE**
Proposal	**Erection of a small timber framed garden room in the garden of a ground floor flat.**
Received	**4 September 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
3714-01.pdf	Proposed plans, Location Plan and Block plan of the site	4 September 2026

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Conditions: (3)

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:

- 3714-01 Proposed plans, Location Plan and Block plan of the site

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

3 The garden room hereby approved shall be used only for purposes incidental to the enjoyment of the dwelling known as Flat 4, Glace Apartments, 11 Cross Lane, Hornsey, London, N8 7GE, and shall not be used as habitable accommodation, including as a bedroom, separate living accommodation, short-term let accommodation, or for any commercial or business purpose.

Reason: To ensure that the outbuilding remains subordinate and incidental to the residential use of the host dwelling and does not result in the creation of additional living accommodation, in the interests of the character of the area and the amenities of neighbouring occupiers, in accordance with Policy D6 of the London Plan (2021) and Policies SP11 and DM1 of the Haringey Local Plan.

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.

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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.

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