Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Haringey

https://haringey.gov.uk/planning-building-control
Email: ahmet.altinsoy@haringey.gov.uk

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Address Line 1

First Floor Flat

Address Line 2

69 Pemberton Road

Address Line 3

Hornsey

Town/City

London

County

Haringey

Postcode

N4 1AX

Description of site location must be completed if postcode is not known:

Easting (x)

531602

Northing (y)

188579

Description of site location

-

Applicant Details

Name/Company

Title

Ms

First Name

Kirstin

Surname

Buchanan

Company Name

-

Address

Address Line 1

First Floor Flat

Address Line 2

69 Pemberton Road

Address Line 3

Hornsey

Town/City

London

County

Haringey

Country

-

Postcode

N4 1AX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

-

First Name

Leith

Surname

Kerr

Company Name

-

Address

Address Line 1

19 Blunden Court

Address Line 2

Farm Lane

Address Line 3

Fulham

Town/City

London

County

-

Country

-

Postcode

SW6 1PA

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

Replacement of 8 single glazed timber windows with double glazed UPVC windows on the front, rear and side elevations at the first floor only.

Has the work already been started without consent?

◯ Yes

⊘ No

Site Information

Site Area

154.45 sq. metres

Ownership Type

Private

Please note: This question is specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response.

Title Number(s)

AGL463031, AGL463035, MX376243

Has EPC Certificate

- [x] Yes
- [ ] No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

9110-2929-2000-2100-9211

Existing Use

Current Use of Site

C3 Dwellinghouses, C3(a). Residential flat.

Is the Site Currently Vacant?

- [ ] Yes
- [x] No

Is the Land Known to Be Contaminated?

- [ ] Yes
- [x] No

Is the Land Suspected to Be Contaminated?

- [ ] Yes
- [x] No

Is the Proposed Use Vulnerable to Contamination?

- [ ] Yes
- [x] No

Existing and Proposed Uses

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Use Class	Existing GIA (m²)	GIA to Be Lost (m²)	GIA to Be Gained (m²)
C3	59	0	0
Total	59	0	0

Further information about the Proposed Development

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What is the Gross Internal Area to be added to the development?

0 m²

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Estimated total cost of development

-

Do the proposals cover the whole existing building(s)?

- ◯ Yes
- ⊘ No

Building coverage details

First Floor Flat

Does the proposal include any new building and/or increase in height to an existing building?

- ◯ Yes
- ⊘ No

Will the proposal result in the loss of any residential garden land?

- ◯ Yes
- ⊘ No

Has a Registered Social Landlord been confirmed?

- ◯ Yes
- ⊘ No

Vacant Building Credit

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Qualifies for Vacant Building Credit?

◯ Yes
⊘ No

Superseded Consents

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Supersedes Existing Consents?

◯ Yes
⊘ No

Development Dates

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Phase Detail	Expected Commencement	Expected Completion
Entire Development	2026-12	2027-06

Scheme and Developer Information

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Does the Scheme Have a Name?

◯ Yes
⊘ No

Has a Lead Developer Been Assigned?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ◯ No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Windows
Existing materials and finishes	Timber painted white, single glazed.
Proposed materials and finishes	UPVC white, double glazed.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ⊘ Yes
- ◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

01 Block Plan
02A Existing and Proposed Elevations
03 Details for Windows 1 2 3 and 4
04 Details for Windows 5 and 6
05A Details for Windows 7 and 8
06 Photographs
Design and Access Statement Rev A

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ◯ Yes
- ⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ◯ Yes
- ⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ◯ Yes
- ⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ◯ Yes
- ⊘ No

Are there any new public roads to be provided within the site?

- ◯ Yes
- ⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ◯ Yes
- ⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ◯ Yes
- ⊘ No

Parking

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ◯ Yes
- ⊘ No

Electric Vehicle Charging Points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

- ◯ Yes
- ⊘ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ◯ Yes
- ⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ◯ Yes
- ⊘ No

Will the proposal increase the flood risk elsewhere?

- ◯ Yes
- ⊘ No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [x] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

- ○ Yes
- ⊘ No

Reason 1	Development subject to the de minimis exemption (development below the threshold)
Site Size	Under 25 square meters
Justification	It does not impact a priority habitat or impacts less than: 25 square metres (5m by 5m) of on-site habitat, or 5 metres of on-site linear habitats such as hedgerows.

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

No

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

- ◯ Yes
- ⊘ No

Further Information

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Fast Track Route Eligible?

- ◯ Yes
- ⊘ No

Estimated Total Cost

Up to £2m

Open and Protected Space

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Will the proposed development result in the loss, gain or change of use of any open space?

- ◯ Yes
- ⊘ No

Will the proposed development result in the loss, gain or change of use of any protected space?

- ◯ Yes
- ⊘ No

Water Management

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

- ◯ Yes
- ⊘ No

Expected internal residential water usage (Litres per person per day)

0

Does the proposal include the harvesting of rainfall?

- ◯ Yes
- ⊘ No

Does the proposal include re-use of grey water?

- ◯ Yes
- ⊘ No

Waste and Recycling Provision

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

- ⊘ Yes
- ◯ No

Waste Storage Details

Existing on site storage space for waste and recycling (no proposed changes)

Utilities

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Number of new water connections required

0

Number of new gas connections required

0

Fire suppression system proposed?

- ◯ Yes
- ⊘ No

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Has consultation with mobile network operators been carried out?

- ◯ Yes
- ⊘ No

Environmental Impacts

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Will the proposal provide any on-site community-owned energy generation?

- ◯ Yes
- ⊘ No

Will the proposal provide any heat pumps?

- ◯ Yes
- ⊘ No

Does the proposal include solar energy of any kind?

- ◯ Yes
- ⊘ No

Number of proposed residential units with passive cooling

0

NOx total annual emissions (kg)

0

Particulate matter (PM) annual emissions (kg)

0

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

- ◯ Yes
- ⊘ No

Proposed area of 'Green Roof' to be added (Square metres)

0

Urban Greening Factor - Score

0

Number of proposed residential units with electrical heating

0

Percentage of demolition/construction material to be reused/recycled

0

Residential Units

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Loss or Replacement of Units

Does the Proposal Involve Loss or Replacement of Residential Units?

- ◯ Yes
- ⊘ No

Addition of Units

Does the Proposal Involve Addition of Residential Units?

- ◯ Yes
- ⊘ No

Totals

Total number of residential units proposed

0

Total residential GIA lost

0 m²

Total residential GIA gained

0 m²

Is This a Mixed-Use Proposal?

- ◯ Yes
- ⊘ No

Non-Permanent Dwellings

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Loss or Gain of Non-Permanent Dwellings?

- ◯ Yes
- ⊘ No

Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation?

- ◯ Yes
- ⊘ No

Employment

Will There Be Existing or Proposed Employees?

- ◯ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening Relevant?

- ◯ Yes
- ⊘ No

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ◯ Yes
- ⊘ No

Waste Management

Is This a Waste Management Development?

- ◯ Yes
- ⊘ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

- ◯ Yes
- ⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Applicant

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer Name

Title

-

First name

Carol

Last name

Reference

Planning Services - General Enquiry - Ref: HC-115235025

Date (must be pre-application submission)

16/09/26

Details of the pre-application advice received

Dear Kirstin,

Thank you for your enquiry

You will be required to submit a Full Planning application, through the Planning Portal – www.planningportal.co.uk

You can find a range of information and advice about common proposals, from our advice for common projects pages – https://www.haringey.gov.uk/planning-building-control/planning/planning-applications/pre-application-guidance/planning-advice-common-projects

You can also request paid pre-application advice through our pre-application advice service – https://www.haringey.gov.uk/planning-building-control/planning/planning-applications/pre-application-guidance/pre-application-advice-service/planning-advice-services-householders

If you require guidance on how the planning application process works and what you will need to submit as part of your application, you can find the necessary information on our website – https://www.haringey.gov.uk/planning-building-control/planning/planning-applications/how-does-planning-application-process-work

Kind regards,

Carol
Haringey Customer Services Team

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ◯ Yes
- ⊘ No

Have You Given Notice to All Owners/Tenants?

- ⊘ Yes
- ◯ No

Certificate B

I certify that I have given the requisite notice to everyone else who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land to which this application relates.

Certificate Type

Notice given to all owners

Name	Address	Date Notice Served
Karl Shale & Karen Jane Tate	Ground Floor Flat, 69 Pemberton Road, London, N4 1AX	21/10/26
VANGROSS LIMITED	69 Pemberton Road, London, N4 1AX	21/10/26

Person Role

The Applicant

Title

Ms

First Name

Kirstin

Surname

Buchanan

Declaration Date

21/10/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Planning Permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

- [x] I / We agree to the outlined declaration

Signed

Leith Kerr

Date

22/10/2026

This document was automatically generated from the submitted application data.