Mr Dawinder Gidda
39 Ground Floor Flat Priory Road
Hornsey
London
Haringey
GB
N8 8LP

28 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/2026/2560**
Location	**Ground Floor Flat, 39 Priory Road, Hornsey, London, N8 8LP**
Proposal	**Erection of Garden Studio Outbuilding**
Received	**14 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
39-priory-road-hornsey-london-haringey-n8-8lp (1).pdf	Site/Block Plan - Existing	11 September 2026
02 floor plan, elevations, section and roof plan.pdf	Elevation (Front) - Proposed	14 September 2026
39p site existing.pdf	Site/Block Plan - Existing	14 September 2026
photo-2025-12-03-07-24-50.jpg	Additional plans	14 September 2026
39p site plan.pdf	Block plan of the site	14 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 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:
Drawing entitled: Studio 02 (All Slate Grey) prepared by WOHOBO;
Photo-2025-12-03-07-24-50 JPG;
Site Location Plan;
Site Plan -Existing and
Block Plan entitled – Legend (Proposed Studio 2m x 2m).

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

3 The garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling, ground floor flat 39 Priory Road, Hornsey, London, N8 8LP and shall not be used as an independent dwelling or for commercial purposes, without the prior approval in writing of the local planning authority.

Reason: In the interests of the amenities of the area and to comply Local Plan 2017 Policy SP2 which set out appropriate standards and requirements for all new dwellings.

Informatives:

INFORMATIVE: Outbuildings/ Garden Rooms

This certificate applies only to the extent of the operations outlined in the description of development and shown in the accompanying drawings. In specific it is brought to your attention that the outbuilding hereby approved is for purposes incidental to the use of the main dwelling house in its use as a single-family dwelling. Any operation/use which is materially different would give rise to a material change of use which may result in a breach of planning control which is liable to enforcement action by the local planning authority.

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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.

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