Haringey LONDON

Marco Curtaz
13 Kirkstall Avenue
London
N17 6PH

30 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/2026/2628**
Location	**Ground Floor Flat, 27 Kirkstall Avenue, Tottenham, London, N17 6PH**
Proposal	**Erection of side infill extension and garden studio; replacement windows (Class use C3a)**
Received	**21 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
PL.200, PL.201, PL.202, PL.203, PL.210, PL.211, PL.220, PL.221	2628_PL200-221 Proposed.pdf	18 September 2026
PL.100, PL.101, PL.102, PL.110, PL.120, PL.121	2628_PL100-121 Existing.pdf	18 September 2026
PL.001	2628_PL001 Loc Plan.pdf	18 September 2026
PL.002	2628_PL002 Block Plan.pdf	18 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: (4)

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: PL.100, PL.101, PL.102, PL.110, PL.120, PL.121, PL.200, PL.201, PL.202, PL.203, PL.210, PL.211, PL.220, PL.221, PL.001, PL.002

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

3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4 The outbuilding accommodation shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the main dwelling known as 27A Kirkstall Avenue and shall not be occupied as a separate dwelling unit, short-term let, holiday let, serviced accommodation or similar use, nor let separately, and shall only be occupied by the owner/occupier(s) of the main dwelling, immediate family members or those forming part of its household.

Reason: To ensure that the outbuilding is used only for incidental purposes or approved ancillary residential purposes and is not occupied as a short-term let, holiday let, serviced accommodation or other form of independent accommodation, thereby safeguarding the character of the locality and the amenities of occupiers of adjoining residential properties, in accordance with the London Plan (2021), Haringey Local Plan (2017) and Haringey Development Management DPD (2017).

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

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: 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.

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.

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