Haringey LONDON

Mr alan bear
32 chamberlayne road
kensal rise
NW103JE

4 November 2026

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

Case Reference	**HGY/2026/2744**
Location	**45 Woodfield Way, Wood Green, London, N11 2NR**
Proposal	**Single-storey garden room in the rear garden of the property, replacing the existing garage**
Received	**5 October 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
A260329PA/006: Proposed elevations (received 2.11.26)		4 November 2026
A260329PA/004: Proposed floor plans (received 2.11.26)		4 November 2026
A260329PA/008: Proposed elevations (received 2.11.26)		4 November 2026
A260329PA/009: Site Location and Block Plan (received 2.11.26)		4 November 2026
A260329PA/007: Proposed Sections (received 2.11.26)		4 November 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

A260329PA/004: Proposed floor plans (received 2.11.26)
A260329PA/007: Proposed Sections (received 2.11.26)
A260329PA/008: Proposed elevations (received 2.11.26)
A260329PA/006: Proposed elevations (received 2.11.26)
A260329PA/009: Site Location and Block Plan (received 2.11.26)

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

3 The outbuilding hereby approved shall not be used at any time other than for purposes incidental to the enjoyment of the residential use of the dwelling known as: 45 Woodfield Way, London, N11 2NR, 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 ensure the building does not fall into an inappropriate use for its location/sub-standard accommodation, to comply with Policy D6 of the London Plan (2021), Policy SP2 of the Haringey Local Plan (2017), and policy DM1 of the Haringey Development Management DPD (2017) which set out appropriate standards and requirements for all new dwellings.

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.

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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.

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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