Haringey LONDON

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13 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/2026/2152**
Location	**Flat 2, 62 Coniston Road, Hornsey, London, N10 2BN**
Proposal	**The amalgamation of the existing ground floor and lower ground floor self-contained flats into a single three-bedroom maisonette, together with associated external alterations to fenestrations including the replacement of single glazed windows with double glazed windows and the erection of a rear garden outbuilding (Amended description),**
Received	**29 July 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
260414-06134-PLANNING BINDER-REV A.pdf	A-P-020 Rev A; A-P-100 EX Rev A; A-P-100 PR Rev A; A-P-100.01 PR Rev A; A-P-200 EXPR Rev A; A-P-300 EXPR Rev A.	29 July 2026
A-P-100.02 PR		15 October 2026
06134-A-P-200-EXPR-ELE[Rev B]		12 November 2026
06134-A-P-100.01-PR-OUTBUILDIGN-[rev B]		12 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: (5)

1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 Plans List: A-P-020 Rev A; A-P-100 EX Rev A; A-P-100 PR Rev A; A-P-100.01 PR Rev B; A-P-100.02 PR Rev A; A-P-200 EXPR Rev B; A-P-300 EXPR Rev A.

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

3 The external materials used for the development shall match those shown in the approved application plans, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and safeguard the visual amenities 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 hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Flat 2, 62 Coniston Road, Hornsey, London, N10 2BN. For the avoidance of doubt the structure shall not be utilised for any purposes which one would expect to be accommodated within the main dwelling such as sleeping or short-term let accommodation.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

5 The development hereby permitted shall be carried out in full accordance with the approved plans and supporting document titled A-P-100.02 PR, including the use of a low-impact foundation system comprising ground

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screws and/or helical piles as detailed therein. No traditional trench, strip, raft or pad foundations shall be installed unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

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.

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 their ownership.

INFORMATIVE: Outbuildings and Building Regulations
Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.
https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/
https://www.haringey.gov.uk/planning-and-building-control/building-control

INFORMATIVE: Outbuildings and Building Regulations
Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary.

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

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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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