Halecyon Architecture & Design
124 City Road
London
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17 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/2026/2524**
Location	**Ground Floor Flat A, 49 Warwick Gardens, Tottenham, London, N4 1JD**
Proposal	**Single storey ground floor side to rear extension and erection of garden outbuilding.**
Received	**9 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
49 warwick gardens n4 1jd rev01.pdf	Drawing nos. 01, 02, 03, 04 Rev 1, 05 Rev1, 06 Rev 1.	9 September 2026
49 Warwick Gardens N4 1JD _OUTBUILDING	07 Rev 01	17 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:

Location Plan
07 Rev 01 (16.11.26)
01, 02, 03, 04 rev. 01. 05 rev. 01, 06 rev. 01: Existing and proposed plans and elevations

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

3 The external materials used for the rear extension hereby approved 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 property known as Ground Floor Flat A, 49 Warwick Gardens, Tottenham, London, N4 1JD. 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.

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5 The outbuilding hereby permitted shall be carried out in full accordance with the approved plans, including the use of a low-impact foundation system comprising ground 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: 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.

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

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building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

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