Haringey LONDON

Detailed Planning Ltd
GREENSIDE HOUSE
50 Station Road
Wood Green
London
N22 7DE

24 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/2026/2617**
Location	**125 Rosebery Road, Hornsey, London, N10 2LD**
Proposal	**Enlargement of rear dormer, Removal of first-floor rear window and replacement with door to facilitate creation of rear roof terrace with associated screening/railings, redesign to existing ground floor rear extension and creation of front lightwell to serve basement.**
Received	**18 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
2604OM_HH_REV0 - Existing and Proposed Drawings_compressed	2604OM_PRE Block Plans; 2604OM_SH1–SH22 (Existing and Proposed Plans, Elevations, Sections and 3D Views, Revision 0).	18 September 2026
2604OM_PRE_REV0-Block Plans		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: (5)

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 plans list: S2604OM_PRE:SH1: Block plan
2604OM_ SH12 – SH22: Proposed floor plans, elevations and sections

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 Notwithstanding the plans otherwise hereby approved, prior to the first use of the first-floor rear terrace hereby approved, details of a privacy screen along the boundaries with Nos. 123 and 127 Rosebery Road shall be submitted to and approved in writing by the Local Planning Authority. The screen shall:
(a) be a minimum of 1.7 metres high above the finished floor level of the terrace;
(b) be obscure-glazed or of solid construction, so as to prevent overlooking into the neighbouring properties;
(c) extend along the full depth of the terrace; and
(d) be of a design and materials that complement the architecture of the host building and the neighbouring property.

The approved screen shall be installed before the terrace is first used and shall be retained and maintained as such thereafter.

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Reason: To safeguard the privacy and amenity of the occupiers of neighbouring properties and to preserve the character and appearance of the conservation area, consistent with Policy D6 of the London Plan 2021 and Policies DM1 and DM9 of The Development Management DPD 2017.

5 No development shall commence until details of a suitably qualified and experienced chartered civil or structural engineer (holding MICE or MIStructE membership), appointed to design and supervise the basement works, have been submitted to and approved in writing by the Local Planning Authority.

The approved engineer, or a suitably qualified replacement approved in writing by the Local Planning Authority, shall oversee the basement works throughout the construction period.

Reason: To safeguard the structural stability of the application building and neighbouring buildings, consistent with Policy DM18 of The Development Management DPD 2017. These details are required before development commences because the engineer must be in place before excavation begins.

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.

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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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