

Mr George Omalianakis
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London
United Kingdom
EC2A 4NE

13 November 2023

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

Case Reference	HGY/2023/2071
Location	8 Southwood Lawn Road, Hornsey, London, N6 5SF
Proposal	Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2023/0861 to amend the approved scheme with the installation of an external Air Source Heat Pump (ASHP) located in the rear garden, erection of a single storey outbuilding in the rear garden with new tiled area, replacement of front elevation pebbledash finish with matching white painted render, replacement of steel corner column adjacent to rear kitchen window with brick pier.
Received	31 July 2023

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
2303V Plans 230725.pdf	Additional plans	31 July 2023
8 Southwood Viessmann Heat Pump Sizing Tool Kit v3.0.pdf Sound test results		25 September 2023
No 10 Living room - Air Source Heat Pump Noise Level Calculation Form (2) A	No 10 Living room	20 October 2023
No 10 1st Flr Bedroom - Air Source Heat Pump Noise Level Calculation Form (2) B	No 10 nearest 1st Floor Bedroom	20 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (6)

- 1** The development hereby permitted shall be begun not later than the expiration of 08/07/2026.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 09/07/2023 Haringey ref: HGY/2023/0861 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 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.

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 unless otherwise stated within the approved plans..

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 detail referred to within the application the front rooflight proposed shall be a conservation type rooflight and sit flush with the roof line and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the integrity of the building and the visual amenities of the conservation area consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 5** The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement

with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 6 The garden room hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 16 Cholmeley Crescent 8 Southwood Lawn Road.

Reason: In the interests of the amenities of the area.

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 his 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.

INFORMATIVE: Works to Trees(s) within a Conservation Area

If the proposed works to the patio and/or shed/outbuilding are altered to include any foundation works, then it is brought to your attention that trees located within a conservation area which have a stem diameter of 75mm or greater, measured at 1.5m, are afforded protection. Works to such trees require that the Local Planning Authority be given 6 weeks written notice unless an exception applies. Such notification should be made electronically via the Planning Portal www.planningportal.co.uk where there is guidance on completing the form and what supporting evidence may be required or if this is not possible via email to planningsupport@haringey.gov.uk.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.