

Mr Jeremy Foster
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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/2023/2251
Location	24 Stanhope Road, Hornsey, London, N6 5NG
Proposal	Enlargement of front and rear dormers including the formation of a rear L shaped dormer with roof terrace and pergola. Removal of chimney stacks. Replacement and enlargement of single storey rear projection with timber cladding and a new green roof. Alterations to the rear elevation of the main building including the installation of a new timber brise soleil. Erection of a new pergola with decking adjoining the rear of new extension with the outbuilding/garage. Alterations to the rear outbuilding/garage facing Claremont Road including a new glazed canopy and garden door. Removal of clay tile plinths from front garden wall and façade. New front garden gates installed to the North and the south of the front wall.
Received	18 August 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
22.STA2 00 001.pdf	Block plan of the site	18 August 2023
22.STA2 02 004.pdf	Elevation (Front) - Proposed	18 August 2023
22.STA2 02 003.pdf	Sectional Elevation (Side) - Proposed	18 August 2023
22.STA2 05 001.pdf	Ext/Prop - 3D Rear Elevation - Axonometrics	18 August 2023
22.STA2 05 002.pdf	Ext/Prop - 3D Front Elevation - Axonometrics	18 August 2023
22-STA2 concept plans 01	REVISED	25 October 2023

22.STA2 02 005

22.STA2 R03 Arboricultural Survey and Tree Protection Plan

ADDITIONAL ELV 25 October 2023

REVISED - Tree survey 25 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

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.

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 those specified in the application submission, unless otherwise first agreed in writing with the Local Planning Authority.

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 approved plans details of the "vegetated" or "green" roof to the flat roof of the altered rear wing hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to the first occupation of the extension hereby approved and the vegetated or green roof shall be retained thereafter.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site.

- 5** No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no

activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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.

- 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.

