

Mr Patrick Owens  
103 Westfields Avenue  
Barnes  
London  
United Kingdom  
SW13 0AY

15 November 2023

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

|                       |                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2023/2174</b>                                                                                                                                                                                                                                                                                                                                  |
| <b>Location</b>       | <b>95 Wood Vale, Hornsey, London, N10 3DL</b>                                                                                                                                                                                                                                                                                                         |
| <b>Proposal</b>       | <b>Proposed ground floor rear extension, replacement of existing side extension with new side extension, replacement windows and doors, new Juliet balcony on first floor rear elevation and alteration to current rear dormer, installation of new rooflight removal of existing exterior paintwork and pebbledash render (AMENDED DESCRIPTION).</b> |
| <b>Received</b>       | <b>10 August 2023</b>                                                                                                                                                                                                                                                                                                                                 |

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.

| <b>Title</b>                                                                                                                                                                                                                         | <b>Description</b> | <b>Date</b>      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|
| E002 Rev 03; E01 Rev 03; E02 Rev 03; E03 Rev 03; E04 Rev 03; E05 Rev 03; E06 Rev 03; E07 Rev 03; E08 Rev 03; E09 Rev 03; P00 Rev 03; P01 Rev 03; P03 Rev 03; P04 Rev 03; P05 Rev 03; P06 Rev 03; P07 Rev 03; P08 Rev 03 & P09 Rev 03 | Final drawings     | 10 November 2023 |

*Robbie McNaugher*

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Conditions: (4)**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>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.</p> <p>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.</p>                                                                                                                                                                               |
| 2 | <p>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.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>                                                                                                                                                                                                             |
| 3 | <p>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.</p> <p>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.</p> |
| 4 | <p>No part of any structure hereby granted shall be used as a roof terrace or balcony.</p> <p>Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017</p>                                                                                                                                                                     |

**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-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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).