

Peter Brades  
201 Upper Street  
London  
N1 1RQ

28 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/2023/1160  
**Location** 22 Colney Hatch Lane, Hornsey, London, N10 1DU  
**Proposal** Erection of a single storey outbuilding in the rear garden  
(summerhouse).  
**Received** 27 April 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.

| <b>Title</b>                       | <b>Description</b>     | <b>Date</b>      |
|------------------------------------|------------------------|------------------|
| 01 Location plan.pdf               | The location plan      | 27 April 2023    |
| 100 Site plan with summerhouse.pdf | Block plan of the site | 27 April 2023    |
| 101 Garden summerhouse.pdf         | Additional plans       | 27 April 2023    |
| Arbicultural report                |                        | 3 September 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 outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 22 Colney Hatch Lane.

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

- 4** The development hereby approved shall take place in complete accordance with the Arboricultural Survey Impact Assessment and Method Statement Report as prepared by Marcus Foster Arboricultural Design & Consultancy dated August 2023, specifically in relation to arboricultural method statement, tree protection plan, tree removal and landscaping, including the proposed foundation works; unless the prior written approval of the Local Planning Authority has been sought and obtained.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after 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.

Edit Description.

- 5** All replacement trees must be planted within 12 months of the works hereby approved have been completed. A planting plan and specification must first be submitted for approval to the Local Planning Authority prior to its planting. If the new tree, or any replacement for it, dies or is damaged or lost for any reason within five years of the initial planting, another tree of the same species and size must be planted in same location, unless the Local

Authority agree in writing to any variation.

Reason: To achieve good arboricultural practice and protect the visual amenity 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: 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](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).