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6 December 2023

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

Case Reference	HGY/2023/2248
Location	37 Stormont Road, Hornsey, London, N6 4NR
Proposal	Extension and internal alterations to existing detached house, comprising of a loft conversion, extension at rear ground floor, erection of new single storey garden structure, outdoor swimming pool and associated landscaping including the replacement of 5 existing trees, provision of new dormers to front and rear roof slopes and a new porch.
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
5056_PA 01 location plan.pdf	The location plan	18 August 2023
37 Stormont Road - N6 4NR _AIA and AMS TREE REPORT.pdf	Tree survey	18 August 2023
5056 Application drawings.pdf	PLEASE NOTE SUPERSEDED PLANS: PA 25, PA 30	18 August 2023
5056_PA 14 proposed roof plan		9 October 2023
5056_PA 30B proposed gym elevations	REVISED proposed gym elevations	26 October 2023
5056_PA 15B proposed site plan	REVISED Block plan of the site	26 October 2023
5056_PA 25B proposed sections	REVISED proposed sections	26 October 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 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** At no time should any air conditioning units, vents, gutters or plant room ventilation be situated on the rear wall of the proposed gym block. In addition no pool plant equipment is to be installed on any other external location unless otherwise first agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 5** The outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the residential dwelling 37 Stormont Road.

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

- 6** 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 February 2023, specifically in relation to arboricultural method statement, tree protection plan, tree removal and landscaping; 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.

- 7 The approved replacement tree planting, as shown in 5056/PA/15B and 5056/PA/30B, must be planted no later than one planting season after the completion of the development hereby approved. If the new trees, 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.

INFORMATIVE: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary.

- 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.