

Mr Robert Dye
4 Ella Mews
Cressy Road
London
United Kingdom
NW3 2NH

9 January 2024

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

Case Reference HGY/2023/0053
Location 48 Shepherds Hill, Hornsey, London, N6 5RR
Proposal Creation of new basement/lower ground to accommodate relocated garage accessed via new gated courtyard and via new gated side entrance (off Broughton Gardens). Reconfiguration of left side (viewed from the street) levelled garden to create driveway access to courtyard. Erection of side ground floor extension/new study above garage. Removal of front steps with existing front door enclosed to create balcony, new street level front entrance door installed below. Installation of 2x3 vertical windows (1x front/1x side) and relocation of 1x first floor side window.
Received 9 January 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
292_PA 205.pdf	Elevation (Rear) - Proposed	9 January 2023
292_PA 203.pdf	Elevation (Rear) - Proposed	9 January 2023
292_PA 003.pdf	First Flr - Proposed	9 January 2023
292_PA 004.pdf	Second Flr - Proposed	9 January 2023
292_PA 005.pdf	Roof Plan - Proposed	9 January 2023
292_PA 103.pdf	Section - Proposed	9 January 2023
3274 48 Shepherds Hill Basement Impact Assessment for submission.PDF	BIA	9 January 2023
292_PA 002A	REVISED - Upper Grd Flr - Proposed	27 November 2023

292_PA 001A

REVISED - Block
plan of the site 27 November 2023

292_PA 102A

REVISED -
Section - Proposed 27 November 2023

292_PA 105A

REVISED -
Section - Proposed 27 November 2023

292_PA 202A

REVISED -
Elevation (Side) - 27 November 2023
Proposed

292_PA 204A

REVISED -
Elevation (Side) - 27 November 2023
Proposed

292_PA 201A

REVISED -
Elevation (Front) - 27 November 2023
Proposed

A handwritten signature in black ink that reads '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** The approved replacement tree planting, as shown in PA 001, PA 002, PA 102, PA 105A, PA 201A, PA 202A, PA 204A and PA 205A, 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.

- 5** No development of the basement shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease

until a replacement-chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring to safeguard the amenities of neighbouring occupiers and the general locality.

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.