

Mr Abdalla Alkhalaf
107A Bounds Green Road
Wood Green
London
N22 8DF

11 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/2023/1129
Location	107A Bounds Green Road, Wood Green, London, N22 8DF
Proposal	Variation of condition 4 (restriction of permitted development rights) attached to planning permission HGY/1995/1465 to allow permitted development rights for a dwelling extension.
Received	25 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.

Title	Description	Date
LocationPlan.pdf	The location plan	21 August 2023
PROPOSED SITE PLAN.pdf	Block plan of the site	21 August 2023
EXISTING SITE PLAN 3.pdf	Site/Block Plan - Existing	21 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 1 External materials of the development are to be retained and as maintained under ref. HGY/1997/0780.

Reason: To retain control over the external appearance of the development in the interest of the visual amenity of the area.

- 2 Boundary treatments are to be retained and as maintained under ref. HGY/1997/0780.

Reason: To safeguard the visual amenity of the area to ensure adequate means of enclosure for the proposed development.

- 3 Notwithstanding the provision of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no extension falling within Class A shall extend beyond the rear wall of the original dwellinghouse by more than 4 metres.

Reason: To avoid overdevelopment of the site.

- 4 A two metre visibility splay within nothing shall be allowed to exceed one metre above the level of the footway shall be provided and permanently retained either side of both parts of the access.

Reason: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians on the footway.

Informatives:

This decision does not grant permission for a replacement rear extension or conservatory. The decision instead allows for Class A development pursuant to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 on the site, subject to the requirements of Condition 3.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.