

Paul Lofthouse
Tankerton Works
12 Argyle Walk
London
WC1H 8HA

18 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/2023/1890
Location 34 Grand Avenue, Hornsey, London, N10 3BP
Proposal Additional front lightwell, reductions and underpinning of existing lower ground floor to allow garden access for additional living space. Addition of a garden store at lower ground level.
Received 14 July 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
4341-GA 041 PL .pdf	Section - Existing	14 July 2023
4341-GA 441 PL .pdf	Section - Proposed	14 July 2023
4341-GA 012 PL .pdf	Floor Plan - Existing	14 July 2023
4341-GA 001 PL .pdf	The location plan	14 July 2023
4341-GA 002 PL .pdf	Site/Block Plan - Existing	14 July 2023
4341-GA 003 PL .pdf	Block plan of the site	14 July 2023
4341-GA 010 PL .pdf	Floor Plan - Existing	14 July 2023
4341-GA 011 PL .pdf	Floor Plan - Existing	14 July 2023
4341-GA 013 PL .pdf	Roof Plan - Existing	14 July 2023
4341-GA 040 PL .pdf	Section - Existing	14 July 2023
4341-GA 050 PL .pdf	Elevation (Front) - Existing	14 July 2023
4341-GA 310 PL .pdf	Floor plan	14 July 2023
4341-GA 311 PL .pdf	Floor plan	14 July 2023
4341-GA 312 PL .pdf	Floor plan	14 July 2023
4341-GA 313 PL .pdf	Roof Plan -	14 July 2023

4341-GA 440 PL .pdf

4341-GA 550 PL .pdf

4341 Design Access Statement-compressed.pdf

Proposed

Section - Proposed 14 July 2023

Elevation (Front) - 14 July 2023
Proposed

Design and access 14 July 2023
statement

A handwritten signature in black ink that reads 'Robbie McNaugher'.

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 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 No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. 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, and such appointment confirmed in writing to the local planning authority, to supervise their completion. 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 the local planning authority in accordance with this condition.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

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 his 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) 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.