

Mr. Paul O'Neill
20-22 Wenlock Road
London
United Kingdom
N1 7GU

19 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/2023/3052
Location	Ridgefield, Courtenay Avenue N6 4LP
Proposal	Variation of condition 2 (complete accordance with plans and specifications) attached to planning permission HGY/2013/0131 to incorporate changes to front, side and rear elevations and to enable replacement of ramp to basement garage with car lift, internal alterations to layout of dwellinghouse.
Received	13 November 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
1186 AP3 01a.pdf	Additional plans	13 November 2023
1186 WD103 T13 20151021.pdf	Additional plans	13 November 2023
1186 WD104 T13 20151021.pdf	Additional plans	13 November 2023
1186 WD101 T13 20161212.pdf	Additional plans	13 November 2023
1186 AP3 02b.pdf	Additional plans	13 November 2023
1186 AP3 C 03a.pdf	Additional plans	13 November 2023
1186 WD202 T9 20170104.pdf	Additional plans	13 November 2023
1186 WD203 T10 20160401.pdf	Additional plans	13 November 2023
1186 WD106 T9 20160401.pdf	Additional plans	13 November 2023
1186 WD102 T18 20160210.pdf	Additional plans	13 November 2023
08-2310DS02.pdf	Covering letter	13 November 2023
1186 WD205 T10 20160401.pdf	Additional plans	13 November 2023
1186 WD201 T10 20160318.pdf	Additional plans	13 November 2023
1186 AP3 03b.pdf	Additional plans	13 November 2023
1186 AP3 C 02a.pdf	Additional plans	13 November 2023
1186 AP3 01b.pdf	Additional plans	13 November 2023
1186 WD105 T14 20160401.pdf	Additional plans	13 November 2023

1186 WD107 T4 20151026.pdf
1186 WD204 T7 20160401.pdf

Additional plans 13 November 2023
Additional plans 13 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (5)

- 1 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.

- 2 The development shall be carried out in accordance with the details of materials approved under details pursuant condition HGY/2013/1019, and shall be maintained as such for the lifespan of the development.

Reason: In order to retain control over the external appearance of the development in the Interest of the visual amenity of the area.

- 3 Notwithstanding the detail shown on the approved drawings, the windows proposed shall be timber framed and rooflights proposed shall be Conservation rooflights and shall sit flush with the roof line, and the other materials to be used in the construction of the dormer windows shall match those used in the existing building.

Reason: To safeguard the integrity of the building and the visual amenities of the locality

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Amendment) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D and E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

- 5 The first floor and dormer windows on the side elevation facing towards Branksome, as well as the ground and first floor windows on the side elevation of the garage wing facing towards Summerlees shall be glazed with obscure glass only and shall be permanently retained as

such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

Informatives:

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £124,374.285 (£69.27 x 1,795.5sqm) and the Haringey CIL charge will be £758,508.975 (1,795.5 sqm x £422.45 (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

- 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.