Haringey LONDON

Mr David Rieser
10b Branch Place
London
United Kingdom
N1 5PH

26 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/2023/2257**
Location	**45 Cholmeley Crescent, Hornsey, London, N6 5EX**
Proposal	**Erection of a single storey rear extension, consolidation and extension of basement, addition of lightwells to side and rear and associated external works**
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
MGC-132-GIFR-V1.pdf	Other relevant information	18 August 2023
SDS1711 -RP01- 45 Cholmeley Crescent Structural Method Statement.pdf	Other relevant information	18 August 2023
179_45 Cholmeley Crescent - Fire Statement.pdf	Other relevant information	18 August 2023
LocationPlan.pdf	Location Plan	18 August 2023
MGC-132-BIA-V2.pdf	Other relevant information	18 August 2023
PR-A0.01 Proposed Site Plan.pdf	Block plan of the site	18 August 2023
EXISTING BUILDING AND PROPOSED DESIGN		23 August 2023
179_45 Cholmeley Crescent_Burland Scale - BIA Add		25 January 2024
Existing and proposed plans PL-A1.01 A, PL-A2.01 A, PL-A2.02 A, PL-A2.03, PL-A2.04, PL-A2.05, PL-A3.01 A, PL-A3.02, PL-A3.03, PL-A4.01 A, PL-A4.02, PL-A4.03, PL-A4.04		25 January 2024

Robbie McNaugher

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Conditions: (6)

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 materials to be used in the development shall be carried out in accordance with the details as outlined in the drawings and application form, with the brick to be used in relation to the works to the front to match in colour, size, shape and texture those of the existing building, unless otherwise approved in writing by 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 identified areas for additional planting to the front of the site shall be landscaped accordingly in the first planting season after completion of the works hereby approved or before the completion of the works, with any plant(s) that dies, is removed or becomes damaged or diseased within a period of five years from planting, being replaced and maintained thereafter.

Reason: In order to maintain a suitable setting for this house and in the interests of visual amenity and preserving the character and appearance of the Conservation Area, consistent with Policies G7 and HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM34 of The Development Management DPD 2017, as well as the Highgate Neighbourhood Plan.

5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate

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professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body and to oversee that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence.

Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

6 Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The 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.

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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.

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