

Mr Alex Yearsley
164-180 Union Street
London
United Kingdom
SE1 0LH

7 February 2024

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

Case Reference HGY/2023/3203
Location 42 Shepherds Hill, Hornsey, London, N6 5RR
Proposal Erection of extension to existing basement, erection of single storey rear extension with increased depth of rear terrace, creation of first floor roof terrace (extensions and alterations approved under planning reference HGY/2021/2205), in association with amalgamation of 3no. flats into a single large family dwellinghouse (Use Class C3).
Received 30 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
Existing Second Plan_00_103.pdf	Floor Plan - Existing	30 November 2023
Proposed Ground Floor Plan_10_101.pdf	Block plan of the site	30 November 2023
Existing West Elevation_00_113.pdf	Additional plans	30 November 2023
Existing East Elevation_00_111.pdf	Elevation (Side) - Existing	30 November 2023
Existing Basement Plan_00_100.pdf	Floor Plan - Existing	30 November 2023
Proposed North Elevation_20_100.pdf	Elevation (Front) - Proposed	30 November 2023
Existing Section A-A_00_114.pdf	Section - Existing	30 November 2023
Site Plan.pdf	The location plan	30 November 2023
Proposed Third Floor Plan_10_104.pdf	Floor plan	30 November 2023
Existing Grd Plan_00_101.pdf	Floor Plan - Existing	30 November 2023
Existing First Plan_00_102.pdf	Floor Plan - Existing	30 November 2023
Proposed Basement Plan_10_100.pdf	Floor plan	30 November 2023

Existing Third Plan_00_104.pdf	Additional plans	30 November 2023
Proposed Section A-A_30_101.pdf	Section - Proposed	30 November 2023
Existing North Elevation_00_110.pdf	Elevation (Front) - Existing	30 November 2023
Existing South Elevation_00_112.pdf	Elevation (Rear) - Existing	30 November 2023
Proposed South Elevation_20_102_Rev F		24 January 2024
Proposed West Elevation_20_103_Rev F		24 January 2024
Proposed Second Floor Plan_10_103_Rev C		24 January 2024
Proposed East Elevation_20_101_Rev F		24 January 2024
Proposed First Floor Plan_10_102 D		24 January 2024
MBP-8168- Rear extension basement Impact Statement v1 (1)		24 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (7)

- 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 in colour, size, shape and texture those of the existing building.

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 first-floor roof terrace hereby approved as shown on approved plan no. SH_10_102 D dated 20.09.2021 shall be used solely for amenity purposes only in the area annotated as a 'roof terrace'. The remainder of the roof shall be maintained and retained as a green roof and not used for any amenity purposes.

Reason: In the interest of the surrounding amenities consistent with Policy DM1 of The Development Management DPD 2017.

- 5** Prior to first occupation of the development hereby approved, details of a scheme for a "vegetated" or "green" roof for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter.

No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy G6 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017.

- 6 The subterranean works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate 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. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council 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: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

- 7 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) wheel washing facilities:
- have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction 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: 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 : Community Infrastructure Levy

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 Mayoral CIL charge will be £9,905.61 (143sqm x £69.27) and the Haringey CIL charge will be £60,410.35 (143sqm x £422.45 (Indexation included)). This will be collected by Haringey after/should the scheme is/be 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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-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.