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21 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/2023/3396
Location 34 Clarence Road, Wood Green, London, N22 8PL
Proposal Excavation of basement with front and rear lightwells; erection of part single, part two, part three storey rear extension; installation of PV roof panels; side and rear dormers; installation of flue; replace front rooflight and installation 4 x additional rooflights; replacement and re-positioning of front entrance (following demolition of porch); and replacement of windows
Received 27 December 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
34 Clarence Rd - 1403_P_E1 APPROVED Front Elevation.pdf	Additional plans	25 December 2023
34 Clarence Rd - 1403_X_01_B Existing Site Layout.pdf	Block plan of the site	25 December 2023
34 Clarence Rd - Existing 1st Floor 1403_X_P1_F.pdf	Floor Plan - Existing	25 December 2023
34 Clarence Rd - Site Location and Block Plans 1403_X_00_C.pdf	Block plan of the site	25 December 2023
34 Clarence Rd - 1403_P_E4_Proposed Side Elevation West.pdf	Proposed Side Elevation	25 December 2023
34 Clarence Rd - Existing Front Elevation 1403_X_E1_D.pdf	Elevation (Front) - Existing	25 December 2023
34 Clarence Rd - Existing Ground Floor 1403_X_P0_E.pdf	Floor Plan - Existing	25 December 2023
34 Clarence Rd - 1403_P_E2_Proposed Rear Elevation.pdf	Elevation (Rear) - Proposed	25 December 2023
34 Clarence Rd - 1403_P_PB_O Proposed Basement.pdf	Floor plan	25 December 2023
34 Clarence Rd - 1403_P_P3_R Proposed Roof Plan.pdf	Roof Plan - Proposed	25 December 2023
34 Clarence Rd - 1403_P_E1_Proposed Front Elevation.pdf	Elevation (Front) - Proposed	25 December 2023

34 Clarence Rd - Basement Impact Assessment.pdf	Other relevant information	25 December 2023
34 Clarence Rd - 1403_P_P2_Q Proposed 2nd Floor.pdf	Floor plan	25 December 2023
34 Clarence Rd - Existing East Side 1403_X_E3_A.pdf	Elevation (Side) - Existing	25 December 2023
34 Clarence Rd - 1403_P_P0_N Proposed Ground Floor.pdf	Floor plan	25 December 2023
34 Clarence Rd - 1403_P_P1_Q Proposed 1st Floor.pdf	Floor plan	25 December 2023
34 Clarence Rd - 1403_X_00_C Site Location and Block plans.pdf	The location plan	25 December 2023
34 Clarence Rd - 1403_P_E3_Proposed Side Elevation East.pdf	Elevation (Side) - Proposed	25 December 2023
34 Clarence Rd - Existing 2nd Floor 1403_X_P2_E.pdf	Floor Plan - Existing	25 December 2023
34 Clarence Rd - Existing Rear Elevation - 1403_X_E2_D.pdf	Elevation (Rear) - Existing	25 December 2023
34 Clarence Rd - Existing Roof Plan 1403_X_P3_F.pdf	Roof Plan - Existing	25 December 2023
34 Clarence Rd - Existing West Side 1403_X_E4_C.pdf	Elevation (Side) - Existing	25 December 2023
34 Clarence Rd - 1403_P_E2_N APPROVED Rear Elevation.pdf	Additional plans	25 December 2023
34 Clarence Rd - 1403_P_E3_J APPROVED East Side Elevation.pdf	Additional plans	25 December 2023
34 Clarence Rd - 1403_P_E4_J APPROVED West Side Elevation.pdf	Additional plans	25 December 2023

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 including the ground floor front window, shall match in colour, size, shape and texture those of the existing building or as shown in approved drawings.

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** No development of the basement shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. 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 to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. 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 this Authority in accordance with this condition.

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.

- 5 Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include the following matters and the development shall be undertaken in accordance with the details as approved:
- a) routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
 - b) the estimated number and type of vehicles per day/week;
 - c) estimates for the number and type of parking suspensions that will be required;
 - d) details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To protect of the amenity of neighbouring properties and to main traffic safety.

- 6 No development shall take place until a detailed Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings.

- 7 Before the development authorised by this permission commences, the results of ground trial excavations and details of appropriate mitigation measures shall be submitted to the local planning authority and approved in writing. Thereafter the development shall not proceed, other than in accordance with the mitigation measures approved.

Reason: In order to mitigate the impact of the development and prevent flooding.

Informatives:

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: 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: 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.

- 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.