Haringey LONDON

Mr Soner Ackman
151 WEST GREEN ROAD,
LONDON
United Kingdom
N15 5EA

13 March 2024

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 39

Case Reference	**HGY/2024/0547**
Location	**81 Eldon Road, Wood Green, London, N22 5ED**
Proposal	**Certificate of Lawful Development (Proposed) for the erection of rear L-shaped dormer with linked roof extension above rear outrigger, insertion of two front rooflights.**
Received	**29 February 2024**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, is lawful, as the proposal does constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990, but that application for permission in respect thereof would NOT BE REQUIRED under Part III of the Act, as the development constitutes PERMITTED DEVELOPMENT.

Title	Description	Date
A301	Proposed Elevations and Section	29 February 2024
Location Plan	Location Plan	29 February 2024
A201	Proposed Floor Plans	29 February 2024
A101	Existing Plans and Elevations	29 February 2024
A002	Block Plan	29 February 2024

Case Received On:
29 February 2024

First Schedule

Certificate of Lawful Development (Proposed) for the erection of rear L-shaped dormer with

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6th Floor, River Park House,
225 High Road, Wood Green,
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linked roof extension above rear outrigger, insertion of two front rooflights.

Second Schedule

81 Eldon Road, Wood Green, London, N22 5ED

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

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Informatives:

Development is permitted by Class B subject to the following conditions:

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) the enlargement must be constructed so that— (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and
(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The applicant is reminded that in order for the proposed rooflights to comply with Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the alteration must not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

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.

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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.

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