

Mr Oliver PG Sims
39 Berrymead Gardens
London
W3 8AB

27 March 2024

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

Case Reference	HGY/2023/1327
Location	17 Denewood Road, Hornsey, London, N6 4AQ
Proposal	Alterations to the existing front boundary treatment; replacement of front door and garage door to accommodate lowered floor level (previous planning permission ref: HGY/2021/1483); introduction of a rendered traditional portico and metal railings to match the proposed front wall in connection with lightwell; addition of a new door to side elevation serving utility with bricking up existing and removal of rear side light well (AMENDED DESCRIPTION).
Received	18 May 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
BDH222(PL)020.2_03-Proposed Front Elevation.pdf	Elevation (Front) - Proposed	18 May 2023
BDH222 (PL) 010.2 Rev 3	Proposed Ground Floor Plan	18 May 2023
BDH222 (PL) 024.3 Rev 5	Proposed Street Elevation	7 February 2024
BDH222 (PL) 009.2 Rev 3	Revised Basement Floor Plan	7 February 2024
1561-SDS-00-XX-DR-C-1000 Rev C10	Proposed Drainage Layout	7 February 2024
1561-SDS-00-XX-DR-C-1001	Proposed Drainage 2	7 February 2024
BDH222 (PL) 023.2 Rev 3	Proposed Side Elevation	7 February 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 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 Notwithstanding the drawings hereby approved here final design details of the gates to be installed as well as details of the hedge planting to be planted inside the railings shall be submitted to and approved in writing by the Local Planning Authority. The design of such gates shall not be fully solid in nature, but rather afford a degree of permeability.

Reason: In order to ensure a satisfactory appearance in relation to the frontage of this property and ensure the character of Highgate Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 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.

- 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.