

Mr Darren McLaughlin
23 Serpentine Road
Sevenoaks
Sevenoaks
United Kingdom
TN133XR

22 April 2024

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

Case Reference	HGY/2024/0022
Location	17 Ridge Road, Hornsey, London, N8 9LE
Proposal	Continuation of use of the property as HMO accommodation with a maximum permitted number of occupants of 12 persons.
Received	4 January 2024

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
D01-D07 rev P3 20.3.24	floorplans, elevations, block/site plan.	22 March 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (5)

- 1** 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.

- 2** The House of Multiple Occupation hereby approved must be occupied by no more than 12 persons at any time.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 3** Within 3 months of the date of this decision notice, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to the Local Planning Authority. The scheme shall be implemented in accordance with the approved details within 3 months of receiving approval in writing from the Local Planning Authority, and maintained as such for the lifespan of the development.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017.

- 4** Within 3 months of the date of this decision notice, details of the type and location of secure and covered cycle parking facilities, that provides a minimum of 10 cycle parking spaces for users of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the approved details within 3 months of receiving approval in writing from the Local Planning Authority, and maintained as such for the lifespan of the development.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 5** Within 3 months of the date of this decision notice, details of a soft landscaping scheme for the front and rear garden areas of the site shall be submitted to the local planning authority. The scheme shall be implemented

in full accordance with the approved details within 3 months of receiving approval in writing from the Local Planning Authority, or within the next planting season, whichever is sooner, and maintained as such for the lifespan of the development.

Reason: In the interests of improving the visual amenities of the locality, in accordance with policy DM1 of the Haringey Development Management Plan DPD (2017), and policy SP11 of the Haringey Local Plan (2017).

Informatives:

The applicant is advised that this decision does not grant consent for the self-contained flat labelled 'flat 8' on approved plan no. D02 P3, which is understood to be in existence, and therefore is currently unauthorised planning development.

- 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.