



Officer Report

Application Number:	HGY/2024/0211
Application Type:	Full planning permission
Address:	110 High Road, Tottenham, London, N15 6JR
Proposal:	Installation of an extractor fan and flue to the rear of the property (Retrospective). (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	21/03/2024
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Applicant:	Mr Mauricio
Agent:	Joshua Valler-Feltham

RECOMMENDATION

Approve with Conditions

POLICIES AND CONSTRAINTS

Article_4_Direction_HMO_DM HMO

Critical_Drainage_Area Group4_057

Family_Housing_Protection_Zone FHPZ1

Article_4_Direction_HMO_DM HMO

Critical_Drainage_Area Group4_057

Family_Housing_Protection_Zone FHPZ1

Conditions:

- 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 design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1 metre from the facade of nearest residential premises shall be a rating level at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142:2014 +A1:2019.

Within 30 days of any request by the Council a noise report shall be produced by a competent person and shall be submitted to and approved by the Council to demonstrate compliance with the above criteria.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

Informatives:

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.

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.