

Mr Sruli Lieberman
OCC Building a
105 Eade Road
N4 1TJ

4 October 2024

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

Case Reference HGY/2024/0811
Location 16 Stapleton Hall Road, Hornsey, London, N4 3QD
Proposal Single storey rear extension, loft conversion comprising rear dormer extension & front roof lights, and the conversion of the extended dwellinghouse into three separate self-contained flats.
Received 21 March 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
SH.16.EX.02 - Existing Rear & Side Elevations		21 March 2024
Location Plan		21 March 2024
SH.16.EX.04 - Existing Section		21 March 2024
SH.16.EX.03 - Existing Front & Side Elevation		21 March 2024
SH.16.EX.01 - Existing Floor & Roof Plans		21 March 2024
SH.16.PR.05 Rev A - Proposed Section		20 September 2024
SH.16.PR.01 Rev A - Proposed Basement, Ground & First Floor Plans		20 September 2024
SH.16.PR.04 Rev A - Proposed Front & Rear Elevations		20 September 2024
SH.16.PR.03 Rev A - Proposed Rear & Side Elevations		20 September 2024
SH.16.PR.02 Rev A - Proposed Second & Loft Floor Plans & Roof Plan		20 September 2024

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5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
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Conditions: (8)

- 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 shall match in colour, size, shape and texture those of the existing building, unless otherwise stated on the plans hereby approved.

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** The approved development shall not be occupied until a scheme for the treatment of the property's front garden/front forecourt has been submitted and approved in writing by the Local Planning Authority. The scheme shall include full plans and details of the following:
 - The removal of the existing car parking space.
 - Secure, sheltered and accessible bicycle storage for a minimum of 5 bicycles.
 - An enclosure for refuse and recycling storage in accordance with the Council's Waste and Recycling Storage standards.
 - A low boundary wall along the property's frontage.
 - Details of all other hard and soft landscaping, including the planting of an appropriately sized tree of a suitable species.
 - The timescale for the planting of trees and/or shrubs.

The approved scheme shall be implemented prior to the first occupation of the approved development, and shall be retained thereafter.

Reason: In order to provide a suitable setting for the proposed development

in the interests of visual amenity and to promote sustainable modes of transport, in accordance with with Policy D4 and T5 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM32 of The Development Management DPD 2017.

- 5 The applicant is reminded that all works to trees in a conservation area are protected by the provisions in section 211 of the Town and Country Planning Act 1990. No development shall start until the trees have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010.

Any works connected with the approved scheme within the branch spread of the semi-mature tree located in the property's rear garden adjacent to the boundary with no.14 Stapleton Hall Road shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the tree which should be protected by exclusion fencing.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 No part of any structure hereby granted planning permission shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 Prior to the first occupation of the development hereby approved, the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the section of redundant crossover across the footway into the site and to reinstate the public footpath at this location.

The necessary Traffic Management Order (TMO) shall also be amended so that the existing on-street road markings and parking bays are extended to cover the area fronting the redundant crossover to the front of the application site. The works shall be undertaken at the expense of the applicant.

Reason: In order to the public realm and enhance on street parking capacity, consistent with Policy D3 and D32 of Haringey's Development Management

DPD 2017 and SP7 of the Haringey Local Plan 2017.

- 8 The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.
Reason: In order to ensure a satisfactory appearance for

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.

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: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Works to Trees(s) within a Conservation Area

It is brought to your attention that trees located within a conservation area which have a stem diameter of 75mm or greater, measured at 1.5m, are afforded protection. Works to such trees require that the Local Planning Authority be given 6 weeks written notice unless an exception applies. Such notification should be made electronically via the Planning Portal www.planningportal.co.uk

where there is guidance on completing the form and what supporting evidence may be required or if this is not possible via email to planningsupport@haringey.gov.uk.

INFORMATIVE: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £ 2,216.64 (32sqm x £ £69.27) and the Haringey CIL charge will be £ 13,518.4 (32sqm x £422.45). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-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.