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Apartment 22
Tottenham
London
United Kingdom
N17 0FD

4 December 2024

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

Case Reference HGY/2024/0914
Location 1 Pound Lane, Hornsey, London, N6 5AS
Proposal Section 73 application to vary condition 2 (approved plans)
attached to planning permission HGY/2019/3050 to provide an
amended fencing design with increased height, and changes to
increase ground levels of the driveway.
Received 2 April 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
CFM-85447-SK-041 Fence Detail at the Boundary.pdf	Detail Drawing	1 April 2024
85447-CFM-A-ELE-20-301 Proposed East West Elevations.pdf	Elevation (Front) - Proposed	1 April 2024
230226-1.0-SG-TN-AN Arboricultural Technical Note.pdf	Other relevant information	1 April 2024
Design and Access Statement.pdf	Design and access statement	1 April 2024
PA - Variation of Condition 2.pdf	Other relevant information	1 April 2024
85447-CFM-A-SEC-20-201 Proposed Section A-A.pdf	Section - Proposed	1 April 2024
85447-CFM-A-ELE-20-302 Proposed North South Elevations		9 April 2024
CFM-85447-A-SIT-08-512 Proposed Interventions		9 April 2024
85447-CFM-A-L01-20-102 - Proposed First Floor Plan		9 April 2024
85447-CFM-A-ELE-20-301 Proposed East West Elevations		9 April 2024
85447-CFM-A-RL-20-103 - Proposed Roof Plan		9 April 2024
85447-CFM-A-SIT-08-501 - Proposed Site plan		9 April 2024
85447-CFM-A-GL-20-101 - Proposed Ground Floor Plan		9 April 2024
240621 - Trellis Spot Levels		12 August 2024
REDACTED 2024-07-24 1 Pound Lane - HTS Planning Response v2_Redacted		19 September 2024

Design & Access Statement (2019 app)
Arboricultural Assessment Report (2019 app) - 2019088 v1.0
SIT-08-500 Site Location Plan

9 October 2024
9 October 2024
9 October 2024

Kevin Tohill
Interim Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 1 The approved plans comprise drawing nos (85447-CFM-A-SIT-08-500 Rev 1, 501 Rev 2, 301 Rev 3, 302 Rev 3, 101-2, 102 Rev 2, 103 Rev 2, 201 Rev 3 & Design & Access Statement Rev 2; Arboricultural Technical Note ref: 230226-1.0-SG-TN-AN; Variation of Condition 2 (document) rev 04; CFM-85447-A-SIT-08-512 rev C01; CFM-85447-SK-041 Fence Detail at the Boundary rev 04; Topographical Survey SD231932-02 Dec 2023; Planning Response: Below Ground Drainage and Civils Design ref: 2318-LT-001 dated 24 July 2024; Trellis Spot Levels dated 21/06/2024).

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 2 Within 3 months of the consent hereby approved, unless otherwise agreed in writing with the local planning authority, the boundary treatment works as shown in approved plans CFM-85447-A-SIT-08-512 rev C01; CFM-85447-SK-041 Fence Detail at the Boundary rev 04 shall be completed and retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 3 The works shall be undertaken in accordance with the Tree Protection and Methodologies in the Arboricultural Technical Note ref: 230226-1.0-SG-TN-AN.

Reason: In order to safeguard the root systems of those trees which are to remain after building works are completed in the interests of visual amenity.

- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), the dwelling hereby permitted shall not be altered or extended, nor shall any building, structure or enclosure (other than those approved as part of this permission, including the discharge of conditions) be erected within the curtilage of the dwellings.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

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: 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: 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.

- 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.