



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.ukWebsite: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Walsham

Company Name

Address

Address line 1

60 Church Crescent

Address line 2

Muswell Hill

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N10 3NE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Single-Storey Side and Rear Extension, Remodelling of Lower Ground and Ground Floor levels, along with some external works to Front Garden to remodel the Existing Front Staircase.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
NGL2251

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☒ Yes
- ☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)

8983-6124-4300-9270-2922

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

28.50	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

01/2025

When are the building works expected to be complete?

01/2026

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red brick

Proposed materials and finishes:

Red Brick similar to existing

Type:

Roof

Existing materials and finishes:

Slate tiles to main roof

Proposed materials and finishes:

Green Roof to new side and rear extension roofs

Type:

Windows

Existing materials and finishes:

Timber sash windows Aluminium windows to contemporary dormer

Proposed materials and finishes:

Timber sash windows replaced to match (rear elevation) New windows to extension will be thermally broken aluminium

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

Thermally broken aluminium pivot door (rear face of side extension) and sliding doors to new rear extension

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Brick party wall

Proposed materials and finishes:

Party wall will be raised with brick matching the existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to Drawing Issue Sheet under reference 23060-DIS-240315 for the relevant drawing list of this submission.

23060-3-001-P3, 23060-3-002-P3, 23060-3-003-P3, 23060-3-008-P3, 23060-3-009-P3, 23060-3-010-P3, 23060-3-020-P3, 23060-3-021-P3, 23060-3-022-P3, 23060-3-030-P3, 23060-3-031-P3, 23060-3-032-P3, 23060-3-108-P3, 23060-3-109-P3, 23060-3-110-P3, 23060-3-120-P3, 23060-3-121-P3, 23060-3-122-P3, 23060-3-130-P3, 23060-3-131-P3, 23060-3-132-P3, 23060-3-270-P3. The Design and Access Statement is 23060-A30-001-P3.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☒ Yes

☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Refer to dwg 23060-3-002 and dwg 23060-3-010

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☒ Yes

☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

23060-3-010-P3 and 23060-3-110-P3
T1 - Small existing tree to be relocated and replanted within the front garden

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE/2024/0252

Date (must be pre-application submission)

08/08/2024

A pre-app was undertaken following the previous unsuccessful application to enable further feedback and discussion between the architects and Haringey Council. 4 revised options were presented to the council for feedback which read as follows:

Following the onsite meeting the point for improvement concerned the relationship of the rear bay with the protruding privacy/party wall and glazing shared with No. 62. Post reviewing Options A, B, C and D of the redesigned submissions it can be said that A-C of iterations would be generally acceptable from a design perspective, and any combination of all these 3 would be acceptable with regards to bulk and massing. However, there are concerns with regards to the proposed design of option D as is set out below.

Option A

The rear extension has a lot of commonalities with the initial scheme assessed on site, aside from the introduction of green roofs over all available spaces which is welcomed. The adjustments to the rear extension portion solve the previous issues with the relationships with the bay, privacy screen/party wall and boxed glazing. Option A appears subordinate to the host building and therefore would be acceptable in design terms.

Option B

Similar to option A in terms of built form and bulk however offers a different option with the glazing offering gradients. The dimensions, like the first option, would be considered subordinate to the host building and the alternate glazing option would in principle be acceptable as mentioned earlier.

Option C

This option due to the bulk, massing and design offers much the same observations as option B.

Option D

This is for a slightly different scheme to the above options, incorporating green roof over the majority of the extension and using a curved design that connects the rear extension to the side return. The use of green roofs is welcomed however it should be noted it may introduce amenity issues when accounting the sufficient height/ depth of plant bedding to sustain vegetation. The lack of separation between the side and rear additions would result in an element – albeit small – of wrap-around extension, which would detract from the prominence of the 3-storey rear bay. The 2 extensions should maintain their separation as with the other design options to maintain the prominence of this feature.

Following the above feedback and further collaboration with the applicant, Option C was identified as the basis to form the revised application. Option C, as described above, proposes a side extension and a separate rear extension which looks to address the concerns from the case officer relating to the massing and bulk of the extension to ensure the proposed extension remains subordinate to the principal dwelling and in particular enables the existing rear bay window to remain as a strong feature in the aesthetic of the property.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Dimitri

Surname

Giorgalis

Declaration Date

02/10/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mulroy Architects Ltd

Date

02/10/2024