



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

4 1 Tile Kiln Studios

Address Line 1

Winchester Road

Address Line 2

Hornsey

Address Line 3

Haringey

Town/city

London

Postcode

N6 5XH

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

Easting (x)

529003

Northing (y)

187496

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

Demolition of timber decking, external steps and existing shed at rear patio; and
Erection of single-storey garden room with green roof & rooflight, and replacement decking and external steps at rear patio.

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: EGL355859
Title Number: AGL194377
Title Number: AGL561963

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. 1234-1234-1234-1234-1234)

8136-7625-4040-8402-1992

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?

12.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

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

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[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?

04/2025

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:

Timber boards

Proposed materials and finishes:

Timber boards with dark grey EPDM membrane below

Type:

Roof

Existing materials and finishes:

Bituminous roofing felt, in grey protective fine mineral finish

Proposed materials and finishes:

EPDM-lined green living roof with clear walk-on rooflight (double-/triple-glazed, in black/ dark grey frame)

Type:

Windows

Existing materials and finishes:

None

Proposed materials and finishes:

Clear double-/triple-glazing in black/ dark grey frame and hardwood reveals

Type:

Doors

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber fences

Proposed materials and finishes:

Timber fences, timber railings and timber gate (not exceeding 2 m in height)

Type:

Other

Other (please specify):

External stairs

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber

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

022_PDA_01: Planning, Design & Access Statement

022_P_001: Location Plan and Block Plan

022_P_002: Site Plan - As Existing

022_P_012: Site Plan - As Proposed with Retaining Wall

022_P_030: Lower Ground Plan - As Existing

022_P_031: Lower Ground Plan - As Proposed with Garden Room and Retaining Wall

022_P_032: Roof Plan in 2D and 3D - As Proposed with Green Roof, Rooflight and Decking

022_P_050: Site Sections - As Existing and As Proposed with Retaining Wall

022_P_051: Rear Patio Section - As Existing

022_P_052: Rear Patio Section - As Proposed with Garden Room, Green Roof and Rooflight

022_P_053: Comparion Sections - Pre-App (Apr 2024) and Current Proposed Roof & Rooflight Details

022_P_060: Northwest Side Sections - As Existing and As Proposed

022_P_061: Southeast Side Sections in 2D and 3D - As Existing and As Proposed

022_P_062: Streetscene with Rear Elevation - As Existing with Site Photos (1982/ 2024)

022_P_063: Streetscene with Rear Elevation - As Proposed with Photomontage and 3D Model

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.

Trees shown on drawing no. P-002 Site Plans - As Existing and As Proposed; and
Root Protection Areas (RPA) on drawing no. 760/11

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

Under separate application ref: HGY/2024/0601, removal of trees T3 - T5 approved as shown on drawings no.s 760/05 and 760/06
Treeworks Plans

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

See drawing P-031 (Lower Ground Plan - As Proposed) for service gate in replacement timber fencing, which opens to TfL-owned land above and adjacent to existing pedestrian footpath along Archway Road

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/2024/0061

Date (must be pre-application submission)

18/04/2024

Details of the pre-application advice received

Following pre-app drawings submitted on 27 Mar 2024 and online meeting with planner held on 18 Apr morning, further details are emailed on 18 Apr afternoon, 20 Apr, 8 May, 10 May, 15 May and 17 May including:

SK014 Rev. A - Existing and Proposed Site Plan
SK015 - Existing and Proposed Site Section with Retaining Wall
SK016 - Comparison Sections of proposed Garden Room (Pre-App Mar 2024 vs. Updated May 2024)
SK017 - Site Photo showing benchmark height +91.98 (at neighbour's existing shed).

Written advice from planner (for above pre-application) received 17 Jun 2024, key extracts below:

"In principle the proposed outbuilding would be acceptable... recommended that the structure beslightly reduced in height."

"Following the meeting the updated plans present a structure with a pitched roof sloping down to a slightly lower height of 2.48 metres. It is stated that this would align with the height of the existing shed at No 3. Also, the drawing shows a flatter lower rooflight. Although, this would be a better option a rooflight sitting flush in the roof may be more suitable. In addition, it would be more suitable for the rooflight to sit further back on the roof. These can be further reviewed within the assessment of a future application."

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

First Name

Surname

Declaration Date

21/10/2024

☒ 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

Kiat Phua

Date

21/10/2024