



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

Planning Service

E-mail: planningcustomer@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, and for relevant demolition of an unlisted building in a conservation area

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	34
Suffix	
Property Name	
Address Line 1	Fortismere Avenue
Address Line 2	Hornsey
Address Line 3	Haringey
Town/city	London
Postcode	N10 3BL

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

Easting (x)	Northing (y)
528298	189481
Description	

Applicant Details

Name/Company

Title

Mr and Ms

First name

Rob and Lesley

Surname

Gray and Phillips

Company Name

Malin + Lynn

Address

Address line 1

34 Fortismere Avenue

Address line 2

Hornsey

Address line 3

Town/City

London

County

Haringey

Country

United Kingdom

Postcode

N10 3BL

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Construction of a staggered, single storey ground floor extension, that protrudes further to the south side to align with the neighbouring property. Lowering of a 1F rear sash window in conjunction with replacement single glazed to double glazed, sash timber windows to rear elevation only, construction of a new second floor dormer to the rear elevation.

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:
NGL171566

Energy Performance Certificate

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

- ☐ Yes
- ☒ No

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?

25.00	square metres
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Number of additional bedrooms proposed

1

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?

03/2025

When are the building works expected to be complete?

11/2025

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing levels of the property do not call for cohesive, family living with many rooms being severed from the heart of the house and therefore not seeing daily use. By demolishing part of the existing rear elevation it allows us to level the ground floor to the rear, and encourage open plan living allowing the occupants to make use of all areas of the house.

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:

London Stock Brickwork

Proposed materials and finishes:

London Stock Brickwork to match existing

Type:

Windows

Existing materials and finishes:

Timber Framed single glazed sash windows

Proposed materials and finishes:

Hardwood (externally) and softwood (internally) Timber Framed double glazed sash windows, fenestration and detailing to reflect existing sash windows

Type:

Doors

Existing materials and finishes:

Timber framed single glazed doors

Proposed materials and finishes:

Timber framed double glazed doors

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

120_34_Fortismere_Avenue_Design & Access Statement, 120_34_Fortismere_Avenue_Heritage Statement, 120_CIL Form, 120_Location_Block_Plan_Existing, 120_Location_Block_Plan_Proposed

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

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.

T1 and T2 on drawings : '120_100A_Existing_Ground Floor Plan' + ' 120_200A_Proposed_Ground Floor Plan'

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

- ☐ 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/2024/0307

Date (must be pre-application submission)

24/09/2024

Details of the pre-application advice received

The proposed dormer would be set in from the sides and ridge but is set right against the eaves. It is understood that the openings have been evenly spaced, proportioned to match the sashes below. However, the dormer as shown in the elevations looks slightly disjointed from the building below with different spacing the building and a large proportion of solid walls and thick roof build-up. It is recommended that there is a greater set-back form the eaves so that it does not read as an additional storey, and that the openings are considered further so it reads as a whole.

The proposed rear extension is acceptable in terms of its scale and footprint, the staggering of the mass of the extension to align with the existing building is welcomed. However, the design of the large rounded arched openings and the chamfered edges to the proposed extension raise some concerns. The chamfered edges to the projecting element of the extension and the upright projecting soldier course currently appears incongruous, whilst rounded arches are uncharacteristic of the architectural character of the host building, and make the openings appear particularly dominant. Particularly together the various geometries of the openings, the extension roof and the existing building make these different elements compete with each other. It is recommended that there is no projecting upstand to the roof and the geometries of the building elements are simplified, to reduce the conflicting mix of straight lines and different types of curves.

Regarding the style of doors/openings - Crittal windows and doors are generally discouraged for arts and crafts style buildings, the principles behind the movement are around embracing traditional materials and construction and their vernacular appearance. Crittal style windows and doors and their industrial appearance directly conflict with this. It is therefore recommended that any proposed new openings are timber framed, rather than Crittall style windows, as this would be more consistent with the existing features on the rest of the building, and design of the house.

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

Peter

Surname

Lynn

Declaration Date

23/10/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Peter Lynn

Date

24/10/2024