

Charles Tashima  
11-13 Benwell Road  
Benwell Studios  
Unit 6  
London  
United Kingdom  
N77BL

16 December 2024

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

|                       |                                                                   |
|-----------------------|-------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2024/2881</b>                                              |
| <b>Location</b>       | <b>16 Park Avenue South, Hornsey, London, N8 8LT</b>              |
| <b>Proposal</b>       | <b>Amalgamation of three flats into a single family dwelling.</b> |
| <b>Received</b>       | <b>21 October 2024</b>                                            |

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            |
|---------------------------------------------|-------------|-----------------|
| 1145-111 – Proposed Upper Ground Floor Plan |             | 18 October 2024 |
| 1145-101 – Existing Ground Floor Plan       |             | 18 October 2024 |
| 1145-102 – Existing First Floor Plan        |             | 18 October 2024 |
| Planning, Design and Access Statement       |             | 18 October 2024 |
| 1145-003 – Existing Site Plan               |             | 18 October 2024 |
| 1145-103 – Existing Loft Floor Plan         |             | 18 October 2024 |
| 1145-114 – Proposed Roof Plan               |             | 18 October 2024 |
| 1145-SK-001 – Site Photographs              |             | 18 October 2024 |
| 1145-104 – Existing Roof Plan               |             | 18 October 2024 |
| Location Plan                               |             | 18 October 2024 |
| 1145-100 – Existing Lower Ground Floor Plan |             | 18 October 2024 |
| 1145-110 – Proposed Lower Ground Floor Plan |             | 18 October 2024 |
| 1145-112 – Proposed First Floor Plan        |             | 18 October 2024 |
| 1145-113 – Proposed Loft Floor Plan         |             | 18 October 2024 |
| 1145-200 – Existing d Front Elevation       |             | 18 October 2024 |
| 1145-201 – Existing Rear Elevation          |             | 18 October 2024 |
| 1145-210 – Proposed Front Elevation         |             | 18 October 2024 |
| 1145-211 – Proposed Rear Elevation          |             | 18 October 2024 |

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

**Conditions: (2)**

- 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.

**Informatives:**

**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: 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: Proactive Statement**

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an

application which is likely to be considered favourably.

- 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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).