

Ms Melissa White
118a Tollington Park
London
United Kingdom
N4 3RB

9 January 2025

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

Case Reference HGY/2024/3042
Location 7 Onslow Gardens, Hornsey, London, N10 3JT
Proposal Demolition of existing ground floor rear extension and first floor conservatory. Erection of a single storey rear and side extension, a first floor rear extension and a roof dormer on the rear outrigger. Enlargement to existing rear dormer and alteration to front dormer.
Received 5 November 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
ONS.07_GA-EX00		5 November 2024
ONS.07_GA-EX06	Elevation (Rear) - Existing	5 November 2024
ONS.07_GA-EX01	Floor Plan - Existing	5 November 2024
ONS.07_GA-EX07	Section - Existing	5 November 2024
ONS.07_GA-EX04	Roof Plan - Existing	5 November 2024
ONS.07_GA-EX05	Elevation (Front) - Existing	5 November 2024
Location Plan		5 November 2024
ONS.07_GA-EX08	Section - Existing	5 November 2024
ONS.07_GA-EX03	Floor Plan - Existing	5 November 2024
ONS.07_GA-EX02	Floor Plan - Existing	5 November 2024
ONS.07_GA-P06_A		19 December 2024
ONS.07_GA-P08_A		19 December 2024
ONS.07_GA-P03_A		19 December 2024
ONS.07_GA-P00_A		19 December 2024

ONS.07_GA-P07_A
ONS.07_GA-P05_A
ONS.07_GA-P01_A
ONS.07_GA-P02_A
ONS.07_GA-P04_A

19 December 2024
19 December 2024
19 December 2024
19 December 2024
19 December 2024

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

Conditions: (5)

- 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.

- 3** Notwithstanding the provisions of Schedule 2, Part 1 and Classes A, B or C of the Town and Country Planning (General Permitted Development) Order 2015 (or any orders amending or re-enacting that Order with or without modification), the flat roof area of the extensions hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In the interests of protecting the amenities of neighbouring residential occupants, in accordance with Policy DM1 of The Development Management DPD 2017.

- 4** The replacement ground and first floor front windows hereby approved shall be like-for-like replacements of the existing units, timber framed sliding sash units with the sash horn detail.

Reason: In the interests of ensuring a high standard of development that respects the character and appearance of the building and the wider locality, in accordance with policy SP11 of the Haringey Local Plan 2017, and policies DM1 and DM12 of the Haringey Development Management DPD 2017.

- 5** Prior to the first occupation of the development hereby approved, the side windows of the approved roof dormer facing No. 9 Onslow Gardens shall be fitted with obscured glazing and any part of the window that is less than 1.7

metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained as such thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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:
<https://www.gov.uk/appeal-householder-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) 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.

