

Mr Hugo Reis
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115 Harwood Road
London
United Kingdom
SW6 4QL

3 February 2025

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

Case Reference	HGY/2024/3060
Location	24 Southwood Lawn Road, Hornsey, London, N6 5SF
Proposal	External alterations including replacement of existing front porch, alterations to fenestration including new rear bay, removal of render from side elevation and replacement front and side boundary treatment (AMENDED PLANS).
Received	7 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
HVN24.056 A006 Site Plan Proposed.pdf	Block plan of the site	7 November 2024
HVN24.056 A002 Location Plan.pdf	The location plan	7 November 2024
HVN24.056 A600 North Elevation - Proposed		29 January 2025
HVN24.056 A304 Roof Floor Plan- Proposed		29 January 2025
HVN24.056 A803 Window Detail		29 January 2025
HVN24.056 A800 Garden Wall Elevations		29 January 2025
HVN24.056 A602 West Elevation - Proposed		29 January 2025
HVN24.056 A801 Garden Wall Elevations		29 January 2025
HVN24.056 A303 Second Floor Plan- Proposed		29 January 2025
HVN24.056 A301 Ground Floor Plan- Proposed		29 January 2025
HVN24.056 A300 Lower Ground Floor Plan- Proposed		29 January 2025
HVN24.056 A601 South Elevation - Proposed		29 January 2025
HVN24.056 A302 First Floor Plan- Proposed		29 January 2025

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (3)

- 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 details contained within the approved plans no works for the application of render to the external walls shall be carried out on the site until details of the proposed render including specification, colour and texture have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to preserve or enhance the character or appearance of the Highgate Conservation Area consistent with Policy DM9: Management of the Historic Environment, policy HC1 of the London Plan 2021, and Policy SP12 of the Haringey Local Plan.

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: 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.

- 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.