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United Kingdom
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17 November 2025

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

Case Reference HGY/2024/1435
Location 88 Alexandra Park Road, Hornsey, London, N10 2AE
Proposal Erection of a two storey rear extension to 88 Alexandra Park,
together with installation of new doors/windows to existing
building, provision of balconies/terraces and reconfiguration of
internal layouts of flats. Demolition of existing dwelling and
garage to the rear. Erection of a new two storey building to the
rear, containing two new self-contained dwellings.
Received 1 April 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
22 671 GA 14 RevB		2 June 2025
22 671 GA 19 RevB		2 June 2025
22 671 GA 10 Rev A		2 June 2025
22 671 GA11 Existing Floor Plans no 88		2 June 2025
22 671 GA 18 Rev B		2 June 2025
22 671 GA 15 Rev B		2 June 2025
22 671 GA 13 RevB		2 June 2025
22 671 GA12 Existing Elevations no 88		2 June 2025
22 671 GA 17 Rev A		2 June 2025
22 671 Heritage and Design and Access Statement 060123		2 June 2025
22 671 GA 16 Rev B		2 June 2025
S10766 Alexandra Park GLA REV0 COU		12 September 2025
S10766 SS Alexandra Park REV0.3		12 September 2025
S10766 ES Alexandra Park REV0 NEW		12 September 2025
S10766 Alexandra Park GLA REV0 FULL NO PV		12 September

HGY/2024/1435

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10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

S10766 Alexandra Park GLA REV0 New Build

S10766 SS Alexandra Park REV0 OH

S10766 Alexandra Park GLA REV0 FULL

2025

12 September
2025

12 September
2025

12 September
2025

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

Conditions: (8)

- 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.

Plans: 22 671 GA 14 Rev B, 22 671 GA 19 Rev B, 22 671 GA 10 Rev A, 22 671 GA11 Existing Floor Plans no 88, 22 671 GA 18 Rev B, 22 671 GA 15 Rev B, 22 671 GA 13 Rev B, 22 671 GA12 Existing Elevations no 88, 22 671 GA 17 Rev A, 22 671 GA 16 Rev B

Documents: 22 671 Heritage and Design and Access Statement 060123, S10766 Alexandra Park GLA REV0 COU, S10766 SS Alexandra Park REV0.3, S10766 ES Alexandra Park REV0 NEW, S10766 Alexandra Park GLA REV0 FULL NO PV, S10766 Alexandra Park GLA REV0 New Build, S10766 SS Alexandra Park REV0 OH, S10766 Alexandra Park GLA REV0 FULL

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No above-ground works shall take place until the following details of the buildings and structures, including boundary treatment, hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

1. Particulars and samples of all materials to be used on the external surfaces of the development, including the building and front boundary wall. Samples shall include sample panels or brick types, roofing material samples, and a schedule of exact product references.
2. Detailed elevations, plans, and cross-sections at a scale of 1:20, including typical details of fenestration, entrances, front boundary wall, and gates.
3. Details and locations of all external features, including downpipes, rainwater pipes, foul pipes, and vents.

The development shall thereafter be carried out in full accordance with the

approved details.

Reason: To ensure a satisfactory appearance for the proposed development and to preserve the character of the Muswell Hill Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM8, DM9, and DM12 of the Development Management DPD (2017).

- 4 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include a minimum of 6 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved prior to occupation and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 5 No development shall take place until a final detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017.

- 6 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials;
 - d) programme of works (including measures for traffic management);
 - e) provision of boundary hoarding behind any visibility zones;
 - f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period. This will need to include

information such as the programme, and confirmation that construction vehicle arrivals and departures will avoid the AM/PM peak periods and be concentrated between 0930 and 1500 (to also avoid school start and finish times) as far as is practicable. It should also include details of any proposals for temporary highways arrangements and identify which bays are sought for materials handling and visiting construction vehicles.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 7 The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by Base Energy (dated September 2025), delivering a minimum 61% improvement on carbon emissions over the baseline calculated in line with the GLA Energy Assessment Guidance 2022, with high fabric efficiencies, air source heat pumps (ASHPs), and a 6.4kWp solar photovoltaic (PV) array.
- (a) Prior to above ground construction, details of the Energy Assessment shall be submitted to and approved by the Local Planning Authority. This must include:
- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
 - Confirmation of the necessary fabric efficiencies to achieve a minimum 30% reduction, including details to reduce thermal bridging;
 - Confirmation of the necessary fabric efficiencies and other measures to improve the Energy Use Intensity and Space Heating Demand aiming for the GLA benchmarks;
 - Location, specification, and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
 - Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp);
 - Specification of any additional equipment installed to reduce carbon emissions.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least

annually thereafter.

(b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development), (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected, and no extensions or alterations to the mews dwelling units hereby approved, including the insertion or alteration of windows and doors, shall be carried out without the prior grant of planning permission from the local planning authority.

Reason: To safeguard the visual amenities of the area, and to prevent overdevelopment of the site by controlling future extensions and alterations, consistent with Policy D6 of the London Plan 2021, 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: 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 : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £6,753.55 (95sqm x £71.09) and the Haringey CIL charge will be £41,186.30 (95sqm x £433.54 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

- 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) 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.