

## Planning Service

Rob Krzyszowski Interim Assistant Director Planning, Building Standards & Sustainability

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**On behalf of**  
Mr. Keery & Dr Kyei-Mensah  
45 Hillfield Park  
London  
NW10 3QU

Planning Application Reference No. **HGY/2020/2672**

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

### NOTICE OF PLANNING PERMISSION

Location: **142 Muswell Hill Road, N10**

**Proposal: Change of use of the property from a large HMO (sui generis) to a dwelling house (C3); Demolition of existing single storey rear projection and erection of new single storey rear extension; Associated alterations to lower ground floor rear elevation and provision of rear garden access steps; Excavation of existing basement and formation of lightwell in front garden; Replacement of rear dormer with two rear dormer roof extensions; Larger replacement of front former; Alterations, replacement and insertion of windows throughout; Associated works including installation of air source heat pump and bin and cycle stores to side of property and erection of front and side boundary treatments**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 26/10/2020 and drawing numbers: Drawing number of plans: 203-01; 203-02; 203-03; 203-04 (Existing Ground Floor Plan); 203-04 (Existing First Floor Plan); 203-06; 203-07; 203-08; 203-09; 203-10; 203-11; 203-12; 203-13; 203-14; 203-15; 203-16 REV.A; 203-17 REV.A; 203-18; 203-19; 203-20; 203-21; 203-22 REV.A; 203-23 REV.A; 203-24 REV.A; 203-25; A-100; Design Statement; 20/32037-2 (Basement Impact Assessment), July 2020

SEE SCHEDULE OF CONDITIONS ATTACHED

21/12/2020



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

NOTE:

1. You can find advice in regard to your rights of appeal at: [www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent)
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.  
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).

**Planning Service**  
6<sup>th</sup> Floor, River Park House,  
225 High Road, Wood Green,  
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The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos; Drawing number of plans: 203-01; 203-02; 203-03; 203-04 (Existing Ground Floor Plan); 203-04 (Existing First Floor Plan); 203-06; 203-07; 203-08; 203-09; 203-10; 203-11; 203-12; 203-13; 203-14; 203-15; 203-16 REV.A; 203-17 REV.A; 203-18; 203-19; 203-20; 203-21; 203-22 REV.A; 203-23 REV.A; 203-24 REV.A; 203-25; A-100; Design Statement; 20/32037-2 (Basement Impact Assessment), July 2020. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The external materials to be used for the proposed development shall be in accordance with the detail set out in the application form with the relevant material matching in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of the extension (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

5. The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

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Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

6. Noise arising from the use of the Air Source Heat Pump shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use does not cause noise nuisance within residential or noise sensitive premises.

Reason: To protect the amenity of surrounding residential properties.

### 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: 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: 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 2016, 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.

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