

Environmental Services

639 High Road, Tottenham, London, N17 8BD
Tel: 020 8489 0000
Fax: 020 8489 5220
Minicom: 020 8489 5549

Planning & Environmental Control Service

To

The Crawford Partnership
17 Redston Road
London
N8 7HL

On behalf of

Mr Jason White
1 Muswell Hill
London
N10 3TH

Planning Application Reference No. **HGY/2002/0915**

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: **Victoria Stakes Public House 1 Muswell Hill N10**

Proposal: **Replacement of glazed roof over existing courtyard in connection with use as dining area.**

In pursuance of their powers under the above Act, the London Borough of Haringey as local planning authority hereby **PERMIT** for the above development in accordance with the application dated 19/06/2002 and drawings nos. 2002/056 & 2002/000:000.

SEE SCHEDULE OF CONDITIONS

Paul Tomkins

Head of Development Control West

Planning and Environmental Control Service

20/11/2002

- NOTE:
1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
 2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

FULGW
West Decision Notice
Full permission

DIRECTOR Peter Norton

ASSISTANT DIRECTOR - PLANNING & ENVIRONMENTAL CONTROL Shifa Mustafa

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 5 years from the date of this permission, failing which the permission shall be of no effect.
1. Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
2. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The covered dining area hereby authorised shall not be used before 0800 or after 2300 hours on any day.
3. Reason: In order to minimise loss of amenity to occupiers of adjacent properties.

4. No live or amplified music shall be played within the covered dining area at any time.
4. Reason: In order to minimise any loss of amenity to occupiers of adjacent properties.

5. The roof structure hereby permitted shall not contain any openings or vents.
5. Reason: In order to prevent the transmission of airborne noise which would cause disturbance to occupiers of nearby residential premises.

6. The covered dining area hereby permitted shall not be used other than as an ancillary use to the Victoria Stakes public house.
6. Reason: In order to prevent the establishment of a separate restaurant business which by reason of intensification of use and attraction of traffic would be detrimental to the amenities of occupiers of nearby residential properties.

7. Details, including samples, of materials to be used in the cladding of the roof above the covered dining area, and detailed drawings showing the means of enclosure of the eastern elevation of the covered dining area, and the design of any gates on this eastern elevation, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
7. Reason: In order that the Council may be satisfied as to the external appearance of the development, which is within the Muswell Hill Conservation Area.

8. Detailed drawings showing the position and external appearance of any extract flue on the rear of the public house building shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
8. Reason: In order not to detract from the external appearance of the premises.

9. Detailed drawings of the method of affixing cladding on the north elevation of the site, at its junction with the existing two storey brick building on the north boundary, including means of sealing up any openings on this boundary, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
9. Reason: In order not to detract from the amenity of nearby residents.

FULGW
West Decision Notice
Full permission

Paul Tomkins
Head of Development Control West
Planning and Environmental Control Service

20/11/2002