

Planning and Environmental Control Service

639 High Road, Tottenham, London, N17 8BD **Your ref:**

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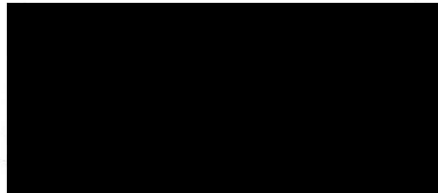
Minicom: 020 8489 5549

Our ref: HGY/2002/0915

Contact: Paul Cranfield

Telephone: 020 8489 5124

Date: 21/11/02



Dear Sir

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Location: Victoria Stakes Public House 1 Muswell Hill N10

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

With reference to the above planning application I am writing to inform you that after taking into consideration relevant planning policies and the comments of local residents the Council has on 12/11/2002, GRANTED planning permission subject to the following conditions:

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.

DECGW
Informing of decision
West Team

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.

Thank you for showing an interest in this matter.

Yours faithfully

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