Planning Service

Stephen Kelly Assistant Director Planning Service

Tim Miles
Montagu Evans
5 Bolton Street
London
W1J 8BA

On behalf of
Mr & Mrs Tannenbaum
55 Sheldon Avenue
London
N6 4NH

Planning Application Reference No. **HGY/2016/0801**

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

NOTICE OF PLANNING PERMISSION

Location: **55 Sheldon Avenue, N6**

Proposal: **Demolition of existing two storey dwelling house and erection of two storey dwellinghouse with basement. Erection of plant enclosure within the garden, associated landscaping and boundary treatment.**

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 11/03/2016 and drawing numbers: A5, A10, A11, A12, A15, A16, A17, A18, A20, A21, A22, A23, A40, A41, A42, A45, A46, A47, A48, A80, A90 Rev C, A100 Rev F, A110 Rev E, A120 Rev G, A130 Rev F, A150 Rev H, A155, A160 Rev D, A170 Rev H, A180 Rev E, A200 Rev D, A220, A800, A810 and A820

SEE SCHEDULE OF CONDITIONS ATTACHED

20/05/2016

Emma Williamson
Head of Development Management
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at: 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.
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.

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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 (A5, A10, A11, A12, A15, A16, A17, A18, A20, A21, A22, A23, A40, A41, A42, A45, A46, A47, A48, A80, A90 Rev C, A100 Rev F, A110 Rev E, A120 Rev G, A130 Rev F, A150 Rev H, A155, A160 Rev D, A170 Rev H, A180 Rev E, A200 Rev D, A220, A800, A810 and A820). 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. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. Prior to the commencement of development on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following:

a) Programme of works with specific information on the timing of deliveries to/ removal of material from the site;
b) Storage of plant and materials on site;
c) Boundary hoarding;
d) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
e) Method of prevention of mud being carried onto the highway;
f) Measures for dust/ noise control.

Only the approved details shall be implemented and used during the construction period.

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.

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5. Prior to the occupation of the replacement dwelling hereby approved 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 the Local Planning Authority and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples.
Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. Prior to the occupation of the development hereby approved a post installation noise assessment shall be carried out and submitted to, and approved in writing by the Local Planning Authority to confirm compliance with the noise criteria outlined in the noise report submitted with any additional steps necessary to mitigate such noise outlined including details of night-time quiet mode settings. The post installation noise assessment/measures shall ensure that the external noise level emitted from all plant equipment in connection with the pool house will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The approved details thereafter shall be implemented within 3 months of the approval of such detail and permanently retained and maintained.
Reason: In order to protect the amenities of nearby residential occupiers.

7. Prior to the occupation of the development hereby permitted, the second floor windows to the north east elevation shall be obscure glazed, and shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.
Reason: To avoid overlooking into the adjoining properties.

8. No part of the green roof forming part of the development hereby granted as shown on drawing nos. A110 Rev E and A120 Rev G shall be used as a roof terrace or balcony.
Reason: In order to protect the amenity of occupants of the adjoining residential properties.

9. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2016 or any Order revoking or re-enacting that Order, no extensions, etc. shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.
Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations.

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.

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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 Mayor's CIL charge will be £42,756.91 (994sqm x £35 x 1.229) and the Haringey CIL charge will be £277,634.14 (994sqm x £265 x 1.054). This will be collected by Haringey after the scheme is 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.

INFORMATIVE: Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:"A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

INFORMATIVE:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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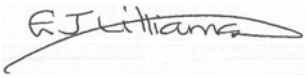
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INFORMATIVE:

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 development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 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. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

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