Planning Service

Emma Williamson Assistant Director Planning Service

Guglielmo de'Giustu
Cousins & Cousins
Bedford House
125-133 Camden High Street
London
NW1 7JR

On behalf of
Mr Paul Fishman
34 Hampstead Lane
London
N6 4NT

Planning Application Reference No. **HGY/2016/1915**

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

NOTICE OF PLANNING PERMISSION

Location: **34 Hampstead Lane, N6**

Proposal: **Demolition of existing property and erection of new two storey property with basement level**

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 09/06/2016 and drawing numbers: 15001_000, 15001_010, 15001_011, 15001_050, 15001_051, 15001_052, 15001_053, 15001_054, 15001_055, 15001_P_070, 15001_P_71, 15001_P_72, 15001_P_73, 15001_P_74, 15001_P_75, 15001_P_100, 15001_P_101, 15001_P_102, 15001_P_103, 15001_P_104, 15001_P_201, 15001_P_202, 15001_P_203, 15001_P_204, 15001_P_205, 15001_P_206, 15001_P_301, 15001_P_302, 15001_P_303

SEE SCHEDULE OF CONDITIONS ATTACHED

04/08/2016



Stuart Minty
Interim 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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6th Floor, River Park House,
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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. (15001_000, 15001_010, 15001_011, 15001_050, 15001_051, 15001_052, 15001_053, 15001_054, 15001_055, 15001_P_070, 15001_P_71, 15001_P_72, 15001_P_73, 15001_P_74, 15001_P_75, 15001_P_100, 15001_P_101, 15001_P_102, 15001_P_103, 15001_P_104, 15001_P_201, 15001_P_202, 15001_P_203, 15001_P_204, 15001_P_205, 15001_P_206, 15001_P_301, 15001_P_302, 15001_P_303). 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 in conjunction with the proposed development for all the external surfaces of building hereby approved, areas of hard landscaping and boundary walls 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. No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to, and approved in writing by the Local Planning Authority. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.
Reason: To ensure that the development achieves a high level of sustainability.

5. Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority.
Reason: To safeguard local amenity.

7. No development hereby approved shall commence until a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) have been submitted to, and approved in writing by the Local Planning Authority. The Plans should provide details on how detail how the development will be built out and how impacts on the highway will be minimised and mitigated. This document needs to detail the programme/duration, numbers of construction vehicle trips by different vehicle types, whether there are any temporary arrangements proposed for the highway, and the means of keeping the highway free of mud and debris during the works. Construction movements should be restricted to outside of the normal AM and PM peaks to avoid impacting at busy times.
Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and Highways network.

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8. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to, and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.
Reason: To promote sustainable modes of transport.

9. Any gate/door associated with the development hereby approved shall be hung so that it does not open outwards over the public, and thereafter retained in perpetuity.
Reason: In the interests of highway safety.

10. 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: 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: 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:

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.

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 £12,259.28 (285 sqm x £35 x 1.229) and the Haringey CIL charge will be £79,603.35 (285 sqm 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 within the table below

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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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