

Officer's Report

Application Number HGY/2022/4303
Type Approval of details reserved by a condition
Location 33 Muswell Hill, Hornsey, London, N10 3PR
Proposal Approval of details pursuant to conditions 3 (Materials), 4 (hard/soft landscaping and boundary treatments), 6 (Energy statement), 7 (Green roof), 8 (Construction Management Plan), 10 (Waste and recycling storage), 11 (Cycle parking storage) & 12 (Structural Engineer) attached to planning permission HGY/2021/0603.
Case Officer Matthew Gunning
Valid Date 02/12/2022
Applicant Mr & Ms Andrew & Christina Wallace
Agent mr Joe Stuart

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/0603 - Demolition of garage, erection of 2-storey ground and lower ground floor detached dwellinghouse with associated hard and soft landscaping – Approved 30/4/2021.

HGY/2022/2122 - Non-material amendment application following a grant of planning permission HGY/2021/0603 (later amended by application reference: HGY/2022/0006) to make small adjustments to original positions and layout of windows and the London stock brick pattern and other associated small changes. – Approved 14/9/2022.

HGY/2022/0006 - Non-Material Amendments to planning reference HGY/2021/0603 for the following changes: (1) Minor extension of below ground basement wall to the front elevation; (2) Internal layout adjustment including staircase location change; (3) Alignment of the 'dogleg' in the front facade to align with the structural wall of the living room; (4) Adjustment of the Rooflights to suit the new stair and kitchen location. – Approved 14/1/2022.

2. ANALYSIS/ASSESSMENT

Condition 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 above ground 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 consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Comment: Details in respect of materials are set out in drawing W21002-V4-DR-XX-A-PP.01 & W21002-V4-DR-GF-A-PP.07 and show the use of brick – (Vandersanden Sao Paulo beige),

windows, doors, capping in a RAL colour 1013 and the use of a polished concrete. The materials proposed are considered acceptable in the context of the approved plans and the design of the scheme and the surrounding context.

Condition 5

Notwithstanding the approved plans, prior to the occupation of the unit hereby approved details of all boundary treatments, hard and soft landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority, including details of location, type and materials to be used for hard landscaping and specifications for the permeable paving.

The development thereafter shall be implemented in accordance with such approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Comment: Details of the hard landscaping and green roof have been submitted as shown in the plans/ information provided and are acceptable for the purposes of discharging this condition. SUDS compliant permeable hardstanding is to be used for the front and rear external areas.

Condition 7

Prior to the commencement of works on site, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the development will work towards achieving zero-carbon requirement with high fabric efficiencies and a low-carbon heating strategy. It shall set out the percentage reduction in CO2 emissions in comparison with total emissions from a building which complies with Building Regulations 2013 Part L (with SAP10 carbon factors). It shall include technical specification and seasonal efficiencies of the proposed a low-carbon heating strategy, mechanical ventilation with heat recovery and solar photovoltaic panels.

The measures in the final agreed energy strategy shall be installed prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

Comment: An Energy Statement (W21002-V4-Energy_Statement.pdf) has been submitted with relevant information to demonstrate how the development has worked towards achieving zero-carbon. A 'fabric first' approach has been taken to the building to reduce the demand for energy rather than focussing heavily on technology to offset energy needs. This means that the building can improve with the introduction of developing technologies and yet still function in their absence.

Performance and energy consumption of the building has been calculated using the Passivhaus Planning Package (PHPP) and DesignPH softwares in line with the Passivhaus approach. The Passivhaus verification has been completed by a Passivhaus certified Architect Richard Hands of Architeco Ltd.

The current design works with a fabric first and passive approach to control the indoor climate without the need for excessive heating or cooling. The scheme will exceed the requirements of Building Regulations Part L (with SAP10 carbon factors) and will result in an energy efficient dwelling. There is the future potential to generate more renewable energy with the introduction of more efficient and/or additional solar PV panels on the roof should this be required.

Overall, the detail as submitted is acceptable for the purposes of discharging this condition, with the level of information submitted and the approach being taken proportionate to the scale of this project.

Condition 8

Prior to the commencement of works on site, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. The living roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roof will be located;
- ii) A section demonstrating substrate levels of no less than 120mm for the extensive living roof;
- ii) A plan showing details of the diversity of substrate depths and types across the roof to provide contours of substrate, such as substrate mounds in areas with the greatest structural support to provide a variation in habitat;
- iv) Details of the location of log piles / flat stones for invertebrates;
- v) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- vi) Relationship with photovoltaic array; and
- vii) Irrigation, management and maintenance arrangements.

The approved living roof shall be provided before the dwelling is first occupied and shall be managed thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Comment: Details of a Bauder-Flora roof have been submitted, providing product data and information on the seed mix, which will deliver biodiversity enhancements. The detail as submitted is acceptable for the purpose of discharging this condition. The green roof will have an area of 28.7 sq.m.

Condition 9

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of: a) parking and management of vehicles of site personnel, operatives and visitors

b) loading and unloading of plant and materials c) storage of plant and materials

d) programme of works (including measures for traffic management)

e) provision of boundary hoarding behind any visibility

zones f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and 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 consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Comment: A detailed CMP prepared by GS8 Construction has been submitted. This is considered proportionate in relation to the scale of this project and outlines a range of measures in connection with the construction of this new build house, so as to minimise the potential for disruption to local residents. Details in respect of the construction programme, construction methodology, construction arrangement, site set up and demolition, site access, the size of vehicles to be used for deliveries, vehicular route, neighbourhood consultation, wheel washing, dust management etc have been submitted. The details as submitted are comprehensive and acceptable for the purposes of discharging this condition.

Condition 11

Prior to first occupation of the development hereby approved, a detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021.

Comment: The submitted plan confirms the location of bins as shown in drawing W21002-V4-DR-GF-A-PP.06 and are acceptable for the purposes of discharging this condition. The bins here will be stored within the site.

Condition 12

Prior to first occupation of the development hereby approved, details of the type and location of secure and covered cycle parking facilities shall be 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 in accordance with Policies T2 and T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Comment: The submitted plan confirms the location of 2 bikes as shown in drawing W21002-V4-DR-GF-A-PP.06 and are acceptable for the purposes of discharging this condition.

Condition 13

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

Comment: Details of the contractor appointed have been submitted (Toby Allen MEng CEng MICE, Director of Studio Allen), who will be the engineer for the construction phase. This condition can be discharged.

2. RECOMMENDATION – GRANT DISCHARGE OF CONDITIONS