

Mr Anthony Cooper
c/o Baufritz
Camboro Business Park
Oakington Road
Cambridge
Cambridge
United Kingdom
CB3 0QH

06 April 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2022/4039
Location 10, Fordington Road, London, N6 4TJ
Proposal Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2021/1604 to amend the approved scheme by altering the elevations, fenestrations and roof of the dwellinghouse.
Received 8 November 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
BF374-211 PROPOSED ELEVATIONAL SITE SECTIONS.pdf	Additional plans	8 November 2022
BF374-220 PAVILLION - PROPOSED ELEVATIONS.pdf	Additional plans	8 November 2022
BF374-105 PAVILLION PROPOSED GROUND FLOOR PLAN.pdf	Additional plans	8 November 2022
BF374-203 PROPOSED NE ELEVATION.pdf	Additional plans	8 November 2022
00A1001-SITE LOCATION PLAN.pdf	The location plan	8 November 2022
374-201-E PROPOSED SW ELEVATION	Revised PROPOSED SW ELEVATION	30 March 2023
374-203-A PROPOSED NE ELEVATION	Revised PROPOSED NE ELEVATION	30 March 2023
374-200-B PROPOSED NW ELEVATION		5 April 2023
374-104-E PROPOSED BASEMENT PLAN		5 April 2023
374-300-A PROPOSED CROSS SECTION 1		5 April 2023
374-210-B PROPOSED STREET ELEVATION		5 April 2023
374-202-A PROPOSED SE ELEVATION		5 April 2023
374-101-E PROPOSED GROUND FLOOR PLAN		5 April 2023
374-110-B PROPOSED BLOCK PLAN		5 April 2023

Robbie McNaugher

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Head of Development Management and Planning Enforcement
Planning Service

Conditions: (17)

- 1** Development begun no later than three years from date of decision REF: HGY/2021/1604

The development hereby permitted shall be begun not later than the expiration of 9th November 2024.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted under planning ref: HGY/2021/1604 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** In accordance with approved plans

The development shall be completed in accordance with the approved plans as listed above 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** Details of hard and soft landscaping

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, and implemented in accordance with the approved details. Such a scheme shall include details of hard surfacing materials, details of planting with a schedule of species, in specific securing appropriate compensatory tree planting in the form of a semi-mature tree to be planted to the front of the site, with a minimum of 6 trees planted elsewhere within the site.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a

satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4 Materials submitted for approval

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. Only the approved details shall be implemented and retained thereafter.

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.

5 Details of bin stores

Notwithstanding the approved plans details of the design of the refuse and recycling bins enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such 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.

6 Basement method statement

Notwithstanding the information submitted with the application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority.

The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/ structures within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in

accordance with Policy DM18 of the Haringey Development Management
DPD 2017.

7 Structural Engineer to oversee basement works

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. 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, and such appointment confirmed in writing to the local planning authority, to supervise their completion. 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 the local planning authority in accordance with this condition.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

Hydrological information/ drainage mitigation

- 8** The development hereby approved other than demolition and clearance of the site shall not commence until a site specific assessment of the hydrological and hydro-geological impact of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include: details of permeable surface to be agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

Construction Management Plan

No development shall take place until a Construction Management

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Plan, to include details of:

- A. a programme of works (including measures for traffic management);
- B. details of vehicle routing, parking and management of vehicles of site personnel, operatives and visitors;
- C. loading and unloading of plant and materials;
- D. storage of plant and materials;
- E. provision of boundary hoarding behind any visibility zones;
- F. wheel washing facilities;
- G. measures for the control and reduction of dust;
- H. measures for the control and reduction of noise and vibration. 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.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017.

10 Tree protective fencing

The erection of fencing for the protection of trees shall be undertaken in accordance with the Arboricultural Impact Assessment (prepared by r.howorth & co.ltd) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

11 Cycle parking

The development shall not be occupied until a minimum of 2 long-stay cycle parking spaces for users of the development, have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local

Plan 2017.

- 12** Outbuilding incidental to dwelling house
The rear garden outbuilding hereby approved shall be used only in connection with the dwelling house on the application site and for purposes incidental to their enjoyment, and for no other purpose, without the benefit of planning permission from the Local Planning Authority.

Reason: To ensure that the occupants of nearby properties are not adversely affected by the development in accordance with Policy D14 of the London Plan (2021) and Policy DM1 of the Haringey Development Management DPD (2017).

- 13** Energy Strategy
The development hereby approved shall be constructed in accordance with the Energy Statement by 'greenbuildconsult' (dated May 2021) delivering a 51% improvement on carbon emissions over 2013 Building Regulations Part L.

(a) Prior to above ground construction, details of the proposed ground source heat pump (GSHP) system shall be submitted to the Local Planning Authority. This must include:

- Specification and efficiency of the proposed GSHP (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the location of the GSHP and pipework;

(b) Prior to the occupation of development, evidence that the GSHP complies with other relevant issues as outlined in the Microgeneration Certification Scheme Heat Pump Product Certification Requirements shall be submitted to and approved by the Local Planning Authority.

The final agreed energy strategy shall be installed and operation 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 DM21.

- 14** Carbon offset payment
No development works shall take place until a Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a

payment of £6,170.00 to fund offsetting the remaining carbon emissions from this development.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

15 M4(2)/ Accessibility

The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.

16 Removal of permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or further outbuildings shall be built and no new window or door openings inserted into any elevation of the building (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

17 Obscured glazing to windows

The first floor and second floor windows in the side elevations of the approved development shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy) and fixed shut up to a height of not less than 1.7m above internal finished floor level before the occupation of the dwelling hereby approved and thereafter be retained as such in perpetuity, unless otherwise approved in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

Co-operation

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 pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 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.

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 Mayoral CIL charge would be £27,730.05 (491 sqm x £60.55) and the Haringey CIL charge would be £181,291.83 (491 sqm x £369.23). 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.

Hours of construction

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.

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.

Street Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Positive Pumped Device (Thames Water)

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) 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. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer.

- 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.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 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.