

Mr Tim Perkins
TMP Planning Ltd
Unit 3-5 The Workshed Carriage Works
London Street
Swindon
SN1 5DG

10 May 2023

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

Case Reference	HGY/2022/2697
Location	108-110, Colney Hatch Lane, London, N10 1EA
Proposal	Change of use to 2no.dwellings (Use Class C3), extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new canopy entrances on side elevation, new/altered/replacement windows and doors, new rooflights, alterations to cladding and rear terraces, other external alterations, landscaping works and provision of cycle stores.
Received	27 September 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
AEL-18617-TCP Revision A	Tree Constraints Plan	4 November 2022
AEL-18617-TSP Revision B	Tree Shadow Plan	9 March 2023
AEL-18617-B-AIA-Arboricultural Impact Assessment		9 March 2023
AEL-18617-TWP Revision B	Tree Work Plan	9 March 2023
AEL-18617-TPP Revision B	Tree Protection Plan	9 March 2023
(PA) 004 Rev E; (PA) 005 Rev E; (PA) 006 Rev F; (PA) 007 Rev E; (PA) 008 Rev E; (PA) 009 Rev E; (PA) 010 Rev E; (PA) 011 Rev F; (PA) 012 Rev E; (PA) 013 Rev F; (PA) 014 Rev E; (PA) 015 Rev E; (PA) 016 Rev E & (PA) 017 Rev C.	Proposed Plans, Elevations, Sections and 3d Views.	4 May 2023

Robbie McNaughton

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (13)

- 1** The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2** The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, tiling, cladding, stonework, render finishes, railings and brick walls. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Muswell Hill Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4** The proposed rooflight(s) hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In order to ensure a satisfactory appearance for the proposed development and to preserve the character of the Muswell Hill Conservation Area, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 5 Notwithstanding the plans hereby approved, the new first floor and second floor windows (serving bedroom 04, laundry, bathroom, office and en-suite) on the north-western side elevation shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 6 Notwithstanding the plans hereby approved, the new first floor and second floor windows (serving bedroom 04, laundry, bathroom, office and en-suite) on the south-eastern side elevation shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of The Development Management DPD (2017).

- 7 Prior to the first occupation of the development hereby approved, a plan showing 1.8 metre high privacy screens between the new Units 01 and 02 shall be submitted to and approved in writing by the Planning Authority. These privacy screens shall be installed between the terrace areas of Units 01 and 02 at both first and second floor level. Thereafter, the development shall be carried out in accordance with the approved details and the screening shall be retained in perpetuity, unless otherwise agreed 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).

- 8 The works to implement the construction of the basement and lightwells shall not commence until such time as a suitably qualified chartered civil engineer or chartered structural engineer, with membership of the appropriate professional body, has been appointed to inspect, approve and

monitor the critical elements of both permanent and temporary basement construction works throughout their duration. At no time shall any basement works take place unless an engineer is at that time currently appointed.

Reason: To ensure that the structural integrity of the host building and neighbouring buildings is maintained, in accordance with the Policy DM18 of the Development Management DPD 2017.

- 9 The construction of the basement hereby approved shall be undertaken in full compliance with the measures and recommendations outlined in the Proposed Basement – Structural Methodology & Impact Statement, Revision 02 (Prepared by: Justin Gathercole, dated: 08/10/2022).

Reason: To ensure that the structural integrity of the host building and neighbouring buildings is maintained, in accordance with the Policy DM18 of the Development Management DPD 2017.

- 10 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details. Details shall include the following:
- a) Scaled drawings of means of enclosure;
 - b) Scaled drawings of bin stores;
 - c) Details of hard landscaping surfacing materials;
 - d) Planting plans, including: schedules of plants, noting species, plant sizes and proposed numbers/densities;
 - e) Written specifications, including details of cultivation and other operations associated with plant and/or grass establishment.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall 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 retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area, consistent with Policy DM1 of the Development Management DPD (2017).

- 11** Prior to the removal of the identified trees (T01, T02, T03 & T04), details of replacement trees shall be submitted to and approved in writing by the Local Planning Authority. Such details shall specify: the location, species, numbers and sizes of the replacement trees. The trees shall be of quality at least equivalent to those trees removed. Thereafter, the replacement trees shall be planted, prior to first occupation of the development.

Reason: In order to ensure that the loss of trees is satisfactorily compensated for, in accordance with London Plan Policy T7 (2021) and Policy SP13 of the Haringey Local Plan (2017).

- 12** Prior to first occupation of the development hereby approved, full details of the type, dimensions and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. This shall include dimensioned drawings of the cycle stores. The development shall not be occupied until a minimum of 6 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 travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards.

- 13** Prior to commencement of the development hereby approved, a Construction Management Plan (CMP) or Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP or CLP shall detail the programme of works and provide details in respect of: the construction traffic movements, material/plant storage areas, details of necessary suspended car parking spaces and details of how impacts on the operation of the bus lane will be avoided. Thereafter, the development shall be implemented in line with the approved details throughout the project period.

Reason: 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) and with Policy DM1 of The Development Management DPD (2017).

Informatives:

INFORMATIVE: Waste Management

The Council's Waste Management Team advise that wheelie bins should be provided to serve the development, rather than Eurobins, in line with the Council's Sustainable Design & Construction Supplementary Planning Document (SPD).

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: 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: 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.

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 Mayoral CIL charge will be £13,684.60 (212m² x £64.55) and the Haringey CIL charge will be £83,447.44 (212m² x £393.62). This will be collected by Haringey after/should the scheme is/be 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.

INFORMATIVE: Proactive Statement

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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 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.