

Mr Stuart Minty
80-83 Long Lane
London
EC1A 9ET

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/2022/4164
Location 186 Creighton Avenue, Hornsey, London, N2 9BJ
Proposal Demolition of existing dwelling and outbuildings, construction of two-storey, five-bedroom dwellinghouse with associated landscaping and parking, rear outbuilding and front boundary treatment.
Received 18 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
PA-04_P01.pdf	Roof Plan - Proposed	18 November 2022
PA-01_P01.pdf	Floor plan	18 November 2022
LP-00_P01.pdf	The location plan	18 November 2022
FINAL CMP Outline Programme.pdf	Site waste management plan	18 November 2022
FINAL Construction Management Plan.pdf	Site waste management plan	18 November 2022
FINAL 21175_DAS_P01.pdf	Design and access statement	18 November 2022
EX-00_P01.pdf	Site/Block Plan - Existing	18 November 2022
EX-01_P01.pdf	Floor Plan - Existing	18 November 2022
EX-02_P01.pdf	Floor Plan - Existing	18 November 2022
EX-03_P01.pdf	Elevation (Front) - Existing	18 November 2022
EX-04_P01.pdf	Elevation (Side) - Existing	18 November 2022
PA-03_P01.pdf	Floor plan	18 November 2022
PA-02_P01.pdf	Floor plan	18 November 2022

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PA-06_P01.pdf	Elevation (Side) - Proposed	18 November 2022
PA-07_P01.pdf	Elevation (Side) - Proposed	18 November 2022
PA-05_P01.pdf	Elevation (Front) - Proposed	18 November 2022
EX-06_P01.pdf	Additional plans	18 November 2022
Proposed Section.pdf	Additional plans	18 November 2022
PA-00_P01.pdf	Block plan of the site	18 November 2022
FINAL GT254 CaseforDemolition.pdf	Additional plans	18 November 2022
SDS1456 R02 P1 Planning Report.pdf	Additional plans	18 November 2022
SDS1456 RP03 Drainage Strategy.pdf	Additional plans	18 November 2022
SDS1456 R02 P1 Planning Report - Structural Report.pdf	Additional plans	18 November 2022
Creighton 186 TPP July 2022.pdf	Additional plans	18 November 2022
2239 Creighton Avenue - Overheating report.docx	Additional plans	18 November 2022
GT254-Energy-2210-31.pdf	Additional plans	18 November 2022
IES Overheating results.pdf	Additional plans	18 November 2022
Creighton 186 Arboricultural Method Statement.pdf	Additional plans	18 November 2022
Planning Statement 181122.pdf	Additional plans	18 November 2022
0558_186 Creighton Ave_Landscape Planning Binder-24-34.pdf	Additional plans	18 November 2022
0558_186 Creighton Ave_Landscape Planning Binder-1-23.pdf	Additional plans	18 November 2022

Robbie McNaughton

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (12)

- 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 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 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.

- 4 All planting shall be carried out in accordance with the landscape plan prepared by James Smith hereby approved and within the first planting season following the completion or first occupation/use of the development, whichever is the sooner. Any plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority

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.

- 5 No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

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.

- 6 Prior to the commencement of the development hereby approved, details of the foundations in connection with the outbuilding must be submitted to and approved by the local planning authority that minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and place piles through the roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

- 7 The development hereby approved shall be constructed in accordance with the Energy Statement prepared by C80 Solutions (dated August 2021) delivering a minimum 80% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 11% reduction), an air source heat pump (ASHP) and minimum 2.4 kWp solar photovoltaic (PV) energy generation. The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

Within six months of first occupation, evidence that the minimum 2.4 kWp solar PV array and ASHP installation have been installed correctly shall be submitted to and approved by the Local Planning Authority, including evidence of the installed capacity, photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

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.

- 8 Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £1,140.00 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.

- 9 Notwithstanding the approved plans no development shall commence until details of a scheme for a "vegetated" or "green" roof for the flat roof of the 4m rear element to the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

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).

- 10 The submitted Construction Management Plan (Kias Services Ltd) hereby approved shall be adhered to for the duration of the construction project unless an alternative is first submitted to and approved in writing by the Local Planning Authority, in which case the development shall not be carried

out except in accordance with any alternative plan approved.

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.

- 11** 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 plans 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** 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 shall be built and no new window or door openings inserted into any elevation of the buildings (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.

Informatives:

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.

- 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.