

Planning Service

Emma Williamson Assistant Director Planning Service

Mr Mark Shearman
Firstplan
Firstplan Bramah House
65-71 Bermondsey Street
London
SE1 3XF

On behalf of
Maycap Ltd
C/o Agent

Planning Application Reference No. HGY/2019/1139

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

NOTICE OF PLANNING PERMISSION

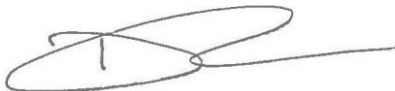
Location: **Jameson Lodge, 58 Shepherds Hill, N6**

Proposal: **Partial demolition of existing garages and erection of 1 x 2-bedroom and 1 x 3-bedroom dwellings and associated landscaping works (Class use C3)**

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 16/04/2019 and drawing numbers: 425 1 0.002, 425 1 0.003, 425 1 0.004, 425 1 0.005, 425 1 0.006, 425.(1).1.001C, 425.(1).1.002E, 425.(1).1.005G, 425.(1).1.006F, 425.(1).1.007D, 425.(1).1.008C, 425.(1).2.001E, 425.(1).2.002E, 425.(1).2.003E, 425.(1).2.004E, 425.(1).2.005A, 425.(1).2.006F, 425.(1).3.001C, 425.(1).3.002C, 425.(1).3.003B, 425.(1).3.004B, 425.(1).3.004A, Tree Report and Landscaping Plan.

SEE SCHEDULE OF CONDITIONS ATTACHED

29/05/2020



Dean Hermitage
Head of Development Management and Planning Enforcement
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.
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.
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.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
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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: 425 1 0.002, 425 1 0.003, 425 1 0.004, 425 1 0.005, 425 1 0.006, 425.(1).1.001C, 425.(1).1.002E, 425.(1).1.005G, 425.(1).1.006F, 425.(1).1.007D, 425.(1).1.008C, 425.(1).2.001E, 425.(1).2.002E, 425.(1).2.003E, 425.(1).2.004E, 425.(1).2.005A, 425.(1).2.006F, 425.(1).3.001C, 425.(1).3.002C, 425.(1).3.003B, 425.(1).3.004B, 425.(1).3.004A, Tree Report and Landscaping Plan. 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. Details and samples of the materials to be used in the external surfaces of the buildings (facing materials, windows/ doors, roofing materials, including privacy screens to the balconies) shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. No development shall commence on site until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard landscaping, all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

The approved landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) 'Code of Practice for General Landscape Operations' for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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5. Notwithstanding the approved drawings and before the occupation of the residential units hereby permitted full details of the enclosures and screening of the recycling containers, wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided and maintained on site.

Reason: To ensure a satisfactory appearance for the development and to protect the amenities of the area.

6. Before any equipment, materials or machinery are brought onto the site for the purposes of the development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees in accordance with the Arboricultural Survey and Planning Integration Report. The protection of trees shall be carried out in accordance with this Arboricultural Report. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

Reason: In order to ensure the safety and well being of the trees within the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

7. No development shall take place until a Construction Management Plan, 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) the location of a compound for the storage of construction materials
- d) storage of plant and materials used in constructing the development
- e) programme of works (including measures for traffic management)
- 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 6.3, 6.11, 7.15 and 7.19 of the London Plan 2016, Policies SP0 and SP13 of the Haringey Local Plan 2017 and with Policies DM1 and DM19 of The Development Management DPD 2017.

8. Before the occupation of the residential units hereby permitted full details of any external lighting have been submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out 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 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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9. Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of the ground floor slabs of the buildings, the main building on site, the roadway to the front of the site and the accessway into the site. The development shall be carried out in accordance with those approved details.

Reason: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

10. 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 outbuildings 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).

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of the residential units unless agreed in writing by the local planning authority.

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

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 : Community Infrastructure Levy

Based on the information given on the plans, the Mayor's CIL charge will be £ 10,496.64 (176 sqm x £59.64) and the Haringey CIL charge will be £ 65,178.08 (176 sqm x £ 370.33 (Indexation included). 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.

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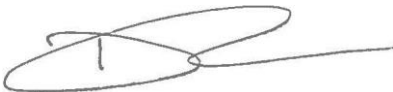
INFORMATIVE:

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.

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 2016, 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. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

29/05/2020

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a small loop.

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service