

Officer's Report

Application Number	HGY/2023/0078
Type	Full planning permission
Location	25 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal	Demolition of existing dwelling, with partial retention of front facade. Erection of a new replacement dwelling extending further to the rear, with a new basement and associated lightwells. Installation of new front boundary wall, gates and railings.
Case Officer	Eunice Huang
Valid Date	10/01/2023
Applicant	Mr Greg Hill
Agent	Mr Cassion Castle

RECOMMENDATION

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Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This application seeks demolition of existing dwelling, with partial retention of the front façade, and erection of a new replacement dwelling. The new two storey dwelling extends further to the rear, with a new basement and associated lightwells. The proposal also includes installation of new front boundary wall, gates and railings. The proposal retains the existing façade and rebuilds the remaining parts of the original house as visible from the street. This includes the demolition and reconstruction of the flank wall, chimney and roof. Two dormers are proposed on the front roof plane.

Site and Surroundings

2.2 The application site is located on the north-western side of Sheldon Avenue within Highgate Conservation Area, in a sub-area known as 'Bishop's'. This land was developed in the early 20th century by developer Walter Quennell as a residential estate of detached houses. Architect CHB Quennell (the older brother of Walter and a reasonably well-known architect and author) designed a number of houses in the area. Both brothers had previously worked on the nearby Hampstead Garden Suburb, and the estate reflects some of the characteristics and ideas emerging from the wider Garden Cities movement (such as shallow plan houses with access to generous gardens).

2.3 The layout of the estate is an important aspect of its special character: houses are set in spacious plots with large mature gardens, and gaps between houses allow views through to the rear. The Highgate Conservation Area Appraisal and Management Plan (2013) notes that the streets within the Bishops area are excellent examples of high quality residential development of the period (10.2.1), and that most of the existing buildings as well as the spacious plots, landscaping and trees contribute to the character of the area (10.6).

Relevant Planning and Enforcement History

2.4 The most recent planning history relating to the site as is as follows:

- HGY/2021/2919: Extant consent for the construction of a part single, part two storey rear extension with rear terrace; works to the existing building including to the front elevation fenestration including front dormer window, remodelled roof to create accommodation and rear dormers, new internal layout, and new basement level and associated landscaping works. Approved with conditions 14/4/2022.
- HGY/2020/2777: Demolition of existing dwellinghouse and erection replacement with a two-storey dwellinghouse with basement accommodation. Refused 18/11/2020.
- OLD/1977/1194: Erection of a single storey rear extension. Approved with conditions 30/3/1977.
- OLD/1977/1193: Erection of a new porch / canopy & extension of garage alteration of windows on front & rear elevation. Approved with conditions 23/2/1977.
- OLD/1965/0848: Alterations and extension to provide chauffeur's flat. Approved with conditions 16/3/1965.

3. CONSULTATION

3.1 The following responses were received following consultation on the application:

1) LBH Conservation: No objection. The proposed scheme has been comprehensively assessed in its heritage setting and has been sensitively designed to retain the existing key characteristics of the plot, as well as the established spatial relationship between the house and its landscape. The proposed enhancements to the existing street frontage and the balanced re-configuration at the rear of the building are respectful of the siting, original design and materiality of the host building and will positively complement the character and appearance of the conservation area. The application is supported, subject to the attachment of conditions requiring additional design details and material specification.

2) Thames Water: No objection. Thames Water advises that the proposed development is located within 15 metres of their underground waste water assets. In order to prevent sewage flooding, the applicant is requested to installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to the ground in storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. In regards to surface water drainage, if the developer follows the sequential approach to the disposal of surface water there is no objection. Informatives are attached.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 2

Objecting: 2

4.2 The following local groups/societies made representations:

- Highgate CAAC - Object

4.3 The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Overlooking into 23 Sheldon Avenue – Two side-facing and two front bay windows on the ground and first floor level face the forecourt and balcony of No. 23. There are existing windows in the same location which present an extant overlooking problem. It would be preferable for these windows to be obscured. There is also a terrace on the roof of the ground floor rear extension.
- Streetscape elevation – The removal of the canopy porch with supporting columns from the front elevation is supported.
- Inadequate information – It is unclear where the Section A line is taken from;
- Trees – It appears that the basement encroaches on the root protection area of the existing maple tree. Suitable approved indigenous replacement trees should be required and their condition checked after an appropriate period of time.
- Basement- Impact of cumulative basements, particularly but not only, on Highgate Gold Course should be very carefully considered. Further information is required in the Basement Impact Assessment, and a Basement Management Plan should be submitted prior to determination.
- Basement light well - A section, daylight/sunlight report, railing design detail and landscaping layout should be submitted to support proposal.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area;
2. Standard and quality of residential accommodation
3. Impact on the amenity of adjoining occupants;
4. Basement construction;
5. Trees and landscaping;
6. Transport and parking

Background

5.2 There is an extant consent under HGY/2021/2919 for the alterations and additions to the existing dwellinghouse. This is a material consideration in the assessment of this application. The proposed scheme is similar to the consented extant scheme, with changes including but not limited to: the demolition plan, internal layout, scale of the basement excavation, front dormers and landscaping works.

Design and impact on the character and appearance of the conservation area

5.3 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

5.4 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's

approach to the management, conservation and enhancement of the Borough's historic environment.

5.5 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

5.6 The 'Highgate Neighbourhood Plan' states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

5.7 As noted above, the extant consent under HGY/2021/2919 included a new basement level. Under this proposal, there is a reduction to the proposed basement floor area, changes to the layout and reconfiguration of lightwells to the front and rear of the basement. The proposed basement excavation is acceptable because it is of a reduced scale compared to the extant consent. This allows for a large rear garden that respects the existing ground levels. The proposed lightwell at the front elevation is enclosed with a balustrade, which is shown to be located behind mature planting on the elevation drawing no. 2208/P/300, minimising visibility. A condition is included requiring landscape design drawings of the front yard to confirm the landscape details.

5.8 The rear extension retains the same dimensions and footprint as the extant consent. However, under the proposal, the approved central lightwell of HGY/2021/2919 is infilled with a covered alfresco area, which provides a more functional ground floor layout. The proposed rear extension would appear sufficiently subordinate in relation to the main dwelling in terms of scale and footprint. The form and scale of the original building would still be appreciable through the use of different but compatible roof forms.

5.9 The proposed alterations and additions to the front would be in keeping with the character of the building, including the removal of an unoriginal and negatively detracting portico feature. The two proposed front dormers are subservient in scale to the front elevation of the building, recessed behind the existing front façade. The two dormers provide symmetry and balance to the front elevation, aligned with the first floor windows below.

5.10 The success of the additions / alterations will depend on the quality of the build and the accuracy of the detailing and conditions relating to specifications and construction details and samples of materials are to be attached to secure this.

5.11 Overall, the proposed development is considered acceptable in relation to the character and appearance of the host property and would preserve the character and appearance of this part of the Highgate Conservation Area, in accordance with the aforementioned policies.

Neighbour Amenities

5.12 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising

overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

5.13 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

5.14 The scale of the approved extant scheme at the site was considered acceptable in terms of impact on the residential amenity of neighbouring occupiers in relation to outlook, and daylight. The proposal retains the same dimensions of the two storey rear-wing element of consented scheme. The proposed footprint of the dwelling does not extend beyond the rear building line of the two adjoining dwellinghouses at Nos. 23 and 27 Sheldon Avenue. Given the similar scale of the scheme proposed, it is considered that the proposed bulk and scale does not give rise to further concerns in terms of residential amenity.

5.15 Neighbour representations have raised concerns about the overlooking from the side and front bay windows facing south-west towards the forecourt and front balcony of 23 Sheldon Avenue. It must be noted that windows are existing and approved under the extant consent, in similar positions with comparable overlooking impact. The forecourt of No. 23 comprises a driveway and car parking. It is public facing, orientated towards the street in the front setback of the dwellinghouse. Privacy in the forecourt cannot be reasonably protected in this context. The proposed windows do not directly vertically or horizontally align with the adjoining front balcony, mitigating any overlooking or cross-viewing. Thus, the proposed windows will not have an adverse privacy impact on the neighbouring property.

5.16 The proposed first floor rear terrace is centrally located on the dwelling roof, away from adjoining property boundaries. The proposed terrace has smaller dimensions than the consented terrace under HGY/2021/2919. Furthermore, it must be noted that there is an existing first-floor terrace to the rear, located adjacent to the north-western side boundary. Proposed views towards neighbouring rear garden areas or habitable room windows would not be significantly greater than what can be seen from existing vantage points. The proposed terrace would not lead to an increased privacy impact compared to the existing dwelling or the extant consent.

5.17 Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

Basement development

5.18 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.

5.19 DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 reiterates the requirement of new development to manage and reduce surface water runoff.

5.20 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.

5.21 The proposed development involves the formation of a new basement below and beyond the existing building footprint with the demolition of part of the back existing residential property and a new extension. The basement does not extend beyond the proposed ground and first floor rear extensions. A larger basement was approved under the extant consent. The proposal basement represents a substantial reduction in the basement footprint.

5.22 The development here relates to a large site and equally the site is bounded by large houses sitting in large plots. Highgate Golf Course is located to the rear/northwest of the property and the front garden slopes slightly down toward Sheldon Avenue.

5.23 A Basement Impact Assessment (BIA) was submitted with the application. The BIA provides desktop information on geology and hydrogeology conditions. The BIA also includes 'Screening' and 'Scoping' sections. The information provided outlines that the site is underlain by topsoil varying between 150mm and 1m deep underlain by Claygate Member to a further 15m depth. The Claygate Member overlies the London Clay to a further depth of 20m.

5.24 At this stage no on-site investigation and borehole tests have been carried out, however satisfactory examination of baseline data and understanding of the potential risks and impacts have been identified within the BIA. Records from ground investigation for 23A Sheldon Avenue are explicitly referred to in the BIA. Monitoring of standpipes in 23A Sheldon on three occasions over a roughly six weeks recorded ground water at depths of between 105.41m OD and 102.78m OD.

5.25 The site is not within an area at risk from flooding as defined by the Environmental Agency and in terms of flooding from surface water is in an area of very low / low risk of flooding. The site is not within a Critical Drainage Area as defined in Policy DM26. The site is also not within the catchment of the pond chain on Hampstead Heath.

5.26 The BIA outlines that the Claygate Member is not capable of storing and transmitting water in usable amounts and receives very low levels of annual recharge due to very low permeability. The BIA concludes that as there is significant distance to the nearest basement, and that underlying ground conditions are predominantly clay and impermeable, the cumulative effect on the groundwater flows will be low and not considered to be a risk. The BIA accepts the proposed basement may extend beneath the water table surface, but that further site-specific measurements will be required/ carried out to determine the level of the water table on the site. The BIA outlines that volume discharged to ground will be significantly reduced by the provision of underground attenuation tanks and the existing peak surface water discharge rate from the site will be reduced by 74% to greenfield run-off rate.

5.27 The method for constructing the basement is outlined in the BIA. It is proposed to construct the basement external wall in RC, cast in underpinning sequence to support the existing masonry walls so as to avoid undermining neighbour buildings.

5.28 Temporary props would be installed as required. The expected engineering design and methodology for constructing the basement will be confirmed following further site investigations. To minimise movement to the adjoining properties, temporary propping design and construction will be developed along with the monitoring of movement of the adjacent buildings.

5.29 The excavation and basement works here are not viewed to represent a risk in terms of structural stability, ground slip or movement in connection with neighbouring buildings and structures.

5.30 Overall, the level of information provided at the planning application stage is considered acceptable. As a matter of course it is pointed out that more detailed onsite investigations will take place to feed into the detailed foundation design and the construction phase of the development. A condition is to be imposed to ensure that the structural side of the basement/excavation works are overseen by a suitably qualified chartered engineer. The submission of a construction management plan (CMP) is also required prior to the commencement of works on site. This will provide further information on the broader programme of works associated with the construction of this new dwelling.

5.31 Other areas of legislations, the Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

Trees and landscaping

5.32 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

5.33 DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

5.34 The proposed scale of the basement allows for the retention of a greater portion of the rear garden at levels that respond to the existing topography. This is an improvement for the landscaped character of the area, when compared to the extant consent, which included excavation and terracing of the rear garden to allow stepped accessed to the basement level.

5.35 The proposal retains the Category B Japanese Maple Tree in the rear garden. This tree and others will need to be protected during construction works, with a condition imposed to ensure the appropriate tree protection measures/protective fencing are implemented and retained during construction works.

5.36 Soft landscaping is provided in the front setback area to soften the appearance of the large driveway at the front of the dwelling. A condition is included to require the submission of further landscaping details to ensure that that the proposal is consistent with the landscaped character of the locality.

Transport and parking

5.37 DPD Policy DM33 deals specifically with crossovers and vehicular access and outlines that the Council will only support proposals for a crossover or new vehicular access where the proposal does not result in: a reduction in pedestrian or highway safety; or a reduction of on-street parking capacity within a Controlled Parking Zone; or a visual intrusion to the street scene. Policy DM34 deals with driveways and front gardens and outlines measures that should be adhered to minimise flood risk where permission is required for parking in front gardens. This policy also states that consideration should be given to the historic environment.

5.38 The proposal includes a new second vehicular crossover and gate opening. The property is located in a Controlled Parking Zone (CPZ). The proposal would not strictly accord with the requirements of Policy DM33, as it would result in a loss of an on-street parking bay within the CPZ. However, the second vehicular crossover is consistent with the street scene, which is characterised by dwellings with off-street parking provision in the form of crossovers and double driveways. Nor is it anticipated that the proposal would reduce pedestrian and highway safety. Furthermore, it is acknowledged that the creation of a crossover here does not require planning consent as the road here is not a 'classified road'. However, under the Highways Act 1980 consent for a vehicle crossover would be required, with certain conditions needing to be met as well as the cost of such works being borne by the applicant. As such, the principle of a new vehicle crossover is acceptable in this instance.

5.39. Should this planning application be approved, the relevant Traffic Management Order (TMO) would need to be amended, with the full cost of amending both the TMO and road markings and dropping the kerb met by the applicant. Conditions are included to this effect.

6. CONCLUSION

6.1 The proposal as amended is considered acceptable in terms of design, heritage, amenity considerations and trees. The proposed development overcomes the previous reason for refusal in relation to the impact on the character and appearance of the conservation area.

6.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

The development is more than 100 square meters and is as such liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £24,077.15 (373sqm x £64.55) and the Haringey CIL charge will be £146,820.26 (373sqm 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.

8. RECOMMENDATION

GRANT PLANNING PERMISSION subject to condition(s):

Conditions:

- 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 The following details shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced:
- Material specification and material samples of new roof tiles to entire roof.
 - Material specification and material samples of new bricks to entire building and new front wall.
 - Detailed design drawings to scale 1:20 and material specification of proposed dormers to both front and rear elevations.
 - Detailed design to scale 1:20 and material specification of new standing seam roof to rear elevation.
 - Detail drawings of typical replacement and new window types to scale 1:10 and related material specification.
 - Detail design drawings to scale 1:10 and material specification of new pedestrian gate and new sliding gate to garage entrance.
 - Landscape design drawings to scale 1:50 of both front yard and rear garden to include boundaries with rear gardens at Nos 23 and 27 Sheldon Avenue.

Samples should be submitted 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 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.

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, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 5 Prior to the commencement of the development hereby approved details for the protection of retained trees and position of protective fencing in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to ensure the safety and wellbeing of the trees close to the development during constructional works that are to remain after 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 The basement works hereby approved shall not commence until such time as a suitably qualified chartered 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 to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

- 7 Prior to the first occupation of the development, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity 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.

- 8 No part of any structure hereby granted, other than the terrace area serving the master bedroom as shown on plan drawing no. 2008/P/100, shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

- 9 The crossover work shall not commence until the Council is satisfied the existing driveway meets its material and drainage requirements as set in the Council's crossover guidance and complies with Section 163 of the Highways Act 1980.

Reason: To ensure that the proposal is designed following best parking and highway design practice, including the Council's crossover guidance. To satisfy Section 163 of the Highways Act 1980.

- 10 The applicant should contact Haringey Council's Highways Maintenance Team who will

build the vehicle crossover. They will deal with the provision of estimates and receive payments before the works are carried out.

Reason: To ensure the works are undertaken to high-level standards and in accordance with the Council's requirements.

- 11 The applicant will be required to pay the cost for the works associated with the removal of residents permit-holder parking provision outside the property, including lining and signing works. This also includes the removal and relocation or re-provision of the CPZ signpost to an alternative suitable location in the vicinity of the site. Construction shall not commence until the funds have been paid to the Council to undertake these works.

Reason: To enable the implementation of a Traffic Management Order enabling the removal of existing on-street parking outside the site, including lining and signing works, and the displacement of the CPZ signpost.

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.

- **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 £24,077.15 (373sqm x £64.55) and the Haringey CIL charge will be £146,820.26 (373sqm 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: Crossover**
 Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.
- INFORMATIVE: Waste**
 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- INFORMATIVE: Thames Water assets**
 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read their guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.

Should you require further information please contact Thames Water:

Email: developer.services@thameswater.co.uk
 Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) .

Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
- INFORMATIVE: Surface water**
 Thames Water would advise that the developer to follow the sequential approach to the disposal of surface water. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
- INFORMATIVE: Groundwater**

Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- **INFORMATIVE: Water**

Applicants must advise Thames Water before using mains water for construction purposes, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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.

- **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.