

Officer's Report

Application Number	HGY/2022/4048
Type	Full planning permission
Location	Nice Place, Compton Avenue, Hornsey, London, N6 4LH
Proposal	Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement (renewal of extant scheme - HGY/2020/1104).
Case Officer	Gareth Prosser
Valid Date	17/02/2023
Applicant	C/O UPP
Agent	Mrs Emily Benedek

RECOMMENDATION

Approve with Conditions

1. BACKGROUND

1.1 The proposal for 'demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement' is a renewal of extant permission HGY/2020/1104. The submitted Design and Access statement makes clear that the proposal is a renewal if the existing permission which is approaching 3 years from the decision and that no changes are proposed. The report below reflects this 'like for like' basis. The report has been updated to reflect relevant changes in the time passed including CIL charging rates and the results of the public consultation undertaken for this application.

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions..

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

3.1 This is an application for the demolition of an existing dwelling and erection of a replacement dwelling with rooms in the roof and basement.

Site and Surroundings

3.2 The application site consisted of a large, two-storey detached property at the end of Compton Avenue adjacent to Highgate Golf Course. The property has since been demolished in accordance with extant planning consent ref: HGY/2014/1901.

3.3 Compton Avenue is a private road which slopes from south to north and is accessed off Hampstead Lane. Compton Avenue is occupied by a number of dwellings consisting of a mixture of architectural styles and traditional house types, which are predominately large brick built with pitched roofs with rooms in the roof space.

3.4 The site is located in Highgate Conservation Area (the Bishops Sub Area).

Relevant Planning and Enforcement History

Nice Place

HGY/2020/1104 Planning permission granted for the demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement.

HGY/2017/2442 Certificate of lawfulness granted to confirm that the works as part of application reference HGY/2014/1901 have commenced.

HGY/2014/1901 Planning permission granted for the demolition of Nice Place including garden pavilion and other out buildings and erection of replacement dwelling with a basement and two new garden pavilions with associated hard and soft landscaping works Grant permission

HGY/2017/1616 Approval of details pursuant to condition 6 (Trees) attached to planning permission HGY/2014/1901 Grant permission

Nice Place and Far End

HGY/2011/1037 Planning application for the demolition of 'Nice Place' including garden pavilion and other out buildings and erection of replacement dwelling with basement and two new garden pavilions; alterations to 'Far End' comprising demolition of garage and rear extension and construction of new rear extension together with internal alterations; construction of new conjoined basement linking both properties; associated hard and soft landscaping. WITHDRAWN.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Conservation
LBH Transportation
LBH SuDS
LBH Pollution
LBH Carbon Management

The following responses were received :

Internal:

1) Conservation - No objections subject to conditions

2) Transportation

- The site has very poor public transport accessibility (PTAL=1b) and is not located within a CPZ. Compton Avenue is not a public highway.
- The proposals include car provision for seven cars. This exceeds maximum London Plan standards which would allow a maximum car parking provision for two cars. The proposals should be amended accordingly. It is also recommended that provision for EVCP be included to encourage use of electric vehicles.
- Cycle parking provision is required for a minimum of two bicycles - this should be secure, sheltered and accessible.
- Details of provision for refuse storage is required.
- A condition requiring submission of a construction management plan for approval prior to start of construction, is required.

3) SuDS – No objection subject to condition requiring details of a detailed surface water drainage scheme.

4) Carbon Managements - In order to ensure the scheme addresses Haringey's sustainability policies, appropriate planning conditions have been recommended below.

- Reuse of Materials
- Energy Plan
- Electric vehicles

External:

5) Thames Water

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. 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.

6) The London Fire Commissioner - The Commissioner is satisfied with the proposals.

7) The Greater London Archaeological Advisory Service – We do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria.

5. LOCAL REPRESENTATIONS

5.1 The following were consulted:

Neighbouring properties
Highgate Neighbourhood Forum
Highgate Golf Club
1 site notice was erected close to the site

5.2 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: 0

5.3 The following local groups/societies made representations:

- None

5.4 The following Councillor made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development

2. The impact on the amenity of adjoining occupiers
3. The impact of the proposed development on the character and appearance of the conservation area
4. Living conditions for future occupants
5. Parking and highway safety
6. Trees
7. Basement

6.2 Principle of the development

6.2.1 The site is currently occupied by a house and also benefits from an extant planning permission (reference: HGY/2014/1901) for the demolition of the existing dwelling (known as 'Nice Place') and other ancillary buildings and erection of replacement dwelling with a basement and two new garden pavilions with associated hard and soft landscaping works.

6.2.2 The commencement of consented works took place within the life span of the permission (3 years from the date of the planning consent) which is supported by a Certificate of lawfulness (reference HGY/2017/2442) for having done so. Therefore, the house subject to the extant permission can be implemented at any time in full.

6.2.3 As such, the principle of a new replacement dwelling is acceptable.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.

6.3.2 The proposed development would increase the height and depth of the building on the site but would also increase the separation distance (above ground floor level) from the nearest residential property to the south of the site – known as 'Far End'. The proposal would therefore not have any significant overbearing impact on neighbours or materially result in a loss sunlight or daylight to this neighbouring property. The proposed house would have first and 2nd floor windows in the southern elevation which would serve bathrooms and dressing rooms, overlooking Far End. A condition has been added for these windows to be obscure glazing, ensuring there would be no significant loss of privacy to this property.

6.3.3 To the north of the site is a golf club, therefore there are no amenity impacts in that direction and the proposal would not impact on any other neighbouring properties. The additional, single storey element of the building would be set back from the boundary of the neighbouring site and would largely be obscured by the boundary fence therefore avoiding any material impact on the neighbouring resident's amenity regarding enclosure, loss of daylight and sunlight.

6.3.4 Overall it is considered that the proposed house would not result in any significant or material loss of amenity to the residents of neighbouring properties.

6.4 Character and appearance of the conservation area

6.4.1 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management, Development Plan Document (2015) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

Statutory test

6.4.2 Section 72(1) of the Listed Buildings Act 1990 provide: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".

6.2.3 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."

6.2.4 The case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council sets out that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

6.2.5 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.

6.2.6 The development site lies within the Highgate Conservation Area whose character is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views. Development of this part of the Conservation Area mostly occurred between 1914 and 1930 by Walter H Quennell, the brother of Arts and Crafts architect Charles Henry Bourne Quennell, who designed many of the

houses in the area. The streets in this part of the conservation area are an excellent example of high quality residential development of the period by a number of architects. Compton Avenue and Courtenay Avenue lead from Hampstead Lane to the open area which is now occupied by Highgate Golf Course.

6.2.7 This part of the conservation area lies to the west of the Highgate village core to the Haringey borough boundary, and to the south of Aylmer Road to Hampstead Lane. The history of this area goes back to the medieval period when it was part of Hornsey Great Park, the well-stocked hunting ground of the Bishop of London. Much of the area was wooded, part of the Middlesex Forest, and the trees belonging to the primeval oak forest survive in various avenues and gardens.

6.2.8 Compton Avenue is a private cul-de-sac off Hampstead Lane with 8 large detached houses on long garden plots on each side of the Avenue. Houses were developed originally in the 1920s on very generous plots with the houses very well-spaced. Compton Avenue has a gentle topography that sloped down from the junction with Hampstead Lane to the boundary of the Highgate Golf Club, providing views over the rolling landscape and an almost rural setting. The houses are spaced out in large plots, and set back behind gardens with many of the original trees of the former Bishop's park still surviving. The styles of architecture show a mixture of designs by the same architects, predominantly CHB Quennell and Christopher Cooper. Unfortunately, there has been extensive rebuilding or remodelling on some houses such as 'Nice Place', and where rebuilding has occurred it has tended to reduce the gaps between the houses and the views into the wooded gardens, which is an attractive feature of the road.

6.2.9 'Nice Place' is a large detached 2 storey house located on the left hand side at the end of Compton Avenue and stands on a large plot with its side boundary adjoining Highgate Golf Club immediately to the north. The existing building has been extended and altered substantially and is now considered to be out of character. As such the building does not make a positive contribution to the character and appearance of this part of the conservation area.

6.2.10 The adopted 2013 Conservation Area Appraisal identifies as 'detractors' to the character and appearance of the Conservation Area all those over scaled, poorly designed buildings and densely built sites which destroy the views between houses and the open leafy character of the streets as stated in paragraph 1.4.2; "In the Bishops area there has been intense pressure for complete demolition and re-development of houses. In recent years, many original houses have been replaced with modern, contemporary, or new 'reproduction' style ones. It is now evident that some of these replacement houses are too big, too wide, and too deep, and together with their large basements are over scaled compared to the size of the original houses, leaving little opportunity for any planting or landscaping on the side boundary and the characteristic visual gaps between houses. The effect of this is eroding the special early twentieth architectural and historic interest of the Conservation Area."

6.2.11 The Conservation Officer has assessed the proposal and advises that 'The proposed redevelopment of 'Nice Place' offers an opportunity to enhance the character of the area through retention of the established site layout, spaces between buildings and landscape as well as retention of the generous garden features and by inserting a good piece of residential architecture at the heart of these distinctive site setting'.

6.2.12 Officers consider the proposed design to be a well-proportioned, classically inspired suburban villa which is congruous in terms of footprint, bulk and height with its immediate built context which is nowadays varied and no longer consistently characterised by arts and crafts houses. The Conservation Officer concludes that 'The symmetric composition of the proposed building, which is emphasized by the slender verticality and full height glazing of the central bays to both front and rear elevations, the harmonious facades' design and the serenely paced, traditionally proportioned windows, the traditional roof form with dormers, all contribute to shape

the domestic character of the proposed house which would positively complement its neighbouring architectures’.

6.2.13 The Conservation Officer advises that the ‘openness of both front and rear facades towards the front and rear gardens successfully reinterprets the original spatial relationship between the house and its landscaped setting and contributes to visually mitigate the substantial mass of the proposed villa. The moderate use of balconies to both rear and north flank elevations allows to enjoy of the amenity offered by the leafy, mature landscape and views surrounding the house and is a contemporary expression of the physical and visual continuity between the house and its natural context’.

6.2.14 Officers conclude that overall, the departure from the previously consented design, is acceptable, whilst creating an attractive dwelling which is in keeping with the surrounds, positively complimenting the architectural style, proportions and details of its surroundings and thus preserving the character and appearance of the conservation area in accordance with the above policies. Conditions have been imposed on any planning permission granted requiring further details of materials and a detailed landscaping plan to be submitted for consideration and approval.

6.5 Quality of Residential Accommodation

6.5.1 London Plan (2016) policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwellings in particular to be of sufficient size and quality. Local Plan (2017) Strategic Policy SP2 and Policy DM12 of the Development Management DPD 2017 reinforce this approach. The Mayor’s Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.

6.5.2 The London Plan further gives guidance on the minimum individual room sizes for the residential development proposals. In line with the London Plan space standards, all the individual rooms and the private amenity space afforded to the new house would meet or exceed the minimum thresholds to result in an acceptable level of residential accommodation for future occupants in accordance to Local Plan Policy SP2, London Plan Policy 3.5 and the Mayor’s Housing Supplementary Planning Guidance.

6.6 Parking and highway safety

6.6.1 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 ‘Sustainable Transport’.

6.6.2 The Council’s Transportation Team has been consulted and advises that the proposal includes car provision for seven cars. This exceeds maximum London Plan standards which would allow a maximum car parking provision for two cars. However, the existing site already has provision for 7 parking spaces and as such there is no net increase and accordingly no additional impact. Given the very large scale of the property, the proposed parking store is located within the lower basement and would not therefore increase pressure on-street. As such, on balance, the proposal will not create any additional highway or public transport trip impacts and accordingly will not create any significant adverse parking impacts. LBH Transportation also recommended provision for Electric Vehicle Cycle Parking to encourage use of electric vehicles. This has been agreed by the applicant and secured via condition.

6.7 Energy and Climate Change

6.7.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a zero carbon target beyond Part L 2013 of the Building Regulations.

6.7.2 The London Plan also sets a target of 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. Where an identified future decentralised energy network exists in close proximity to a site it will be expected that the site is designed so that it can easily be connected to the future network when it is delivered. The Council's Planning Obligations SPD (October 2014) requires obligations to futureproof a potential connection to the district energy network by way of a planning obligations agreement pursuant to S106 of the TCPA 1990.

6.7.3 This development must have consideration towards Strategic Policy SP4 or Development Management Policy DM21 in the Local Plan. Policy SP4 of the Local Plan Strategic Policies requires all new development to be zero carbon (i.e. a 100% improvement beyond Part L (2013)). The Intention to Publish version of the New London Plan (2019) further confirms this in Policy SI2. As part of the Be Green carbon reductions, all new developments must achieve a minimum reduction of 20% from on-site renewable energy generation to comply with Policy SP4.

6.7.4 A condition will be imposed on any grant of planning permission requiring that prior to the commencement of development, an Energy Strategy will be submitted to and approved in writing by the Local Planning Authority. This strategy shall target to deliver 100% reduction of on-site regulated CO2 emissions in comparison a building compliant with 2013 Building Regulations Part L. This should include a minimum fabric efficiency improvement of 10% under the Be Lean requirements. It needs to demonstrate that the overheating risk is managed through passive measures and that there is no need for air conditioning to be fitted. Should the 100% target not be able to be achieved on site through energy measures (a mixture of lean, clean and green measures), then any shortfall should be offset at the cost of £2,850 per tonne of carbon.

6.8 Flood Risk and Drainage

6.8.1 London Plan (2011) Policy 5.13 (Sustainable drainage) and Local Plan (2013) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.

6.8.2 Policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme. The site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding.

6.8.2 LBH Suds has requested that no construction shall take place (other than site set up works) until a detailed surface water drainage scheme for the site, which is based on sustainable drainage principals and has been submitted to and approved in writing by the LPA. This has been imposed as pre-commencement conditions on any grant of planning consent.

6.9 Basement

6.9.1 The extant planning permission for a new house includes a two storey basement. The principle of increasing the volume of the basement (as consented) is considered acceptable as it would not have any visual impact on the street scene or the character and appearance of the property or the wider conservation area.

6.9.2 An independent review of the submitted Basement Impact Assessment has been agreed and secured via condition prior to construction.

6.10 Trees

6.10.1 DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site. None of the trees present at the site are subject to a Tree Preservation Order (TPO), although there are TPO designations to the adjoining property at Far End.

6.10.2 As stated above, the site has an extant permission (HGY/2014/1901) which includes the removal, replacement or retention of 65 trees and shrubs of various on both the site and the neighbouring. A Certificate of lawfulness was submitted to confirm that the works as part of application reference HG/2014/1901 have commenced. Whilst the permission has not been fully implemented, the applicant does have the permission to continue tree works in accordance with the above permission.

6.10.3 At the request of officer's, the applicant has provided an updated tree report specifically for Nice Place. The proposed tree works would not remove any additional trees other than those agreed via the previous and extant permission. All significant trees which are in a good condition (a total of 32), both at and adjacent to the site, are to be retained and protected in accordance with BS5837:2005, both to screen the proposed development and to maintain the existing landscape character and setting. The proposal would see the removal and replacement of 10 trees, all of which are category C (low quality) or category U (very poor condition).

6.10.4 A substantial number of new and replacement trees (at least the same as those being removed), shrubs and hedges will be planted as part of the development. Further details of this landscaping scheme including the required number and species of replacement trees is required via the imposition of a condition on any grant of planning permission. This will include replacement of the category C (low amenity value) trees as well as those identified as being in poor condition. Significantly, no category A (high amenity value) or category B (moderate amenity value) trees are to be removed.

6.10.5 A condition will be imposed on any grant of planning permission to ensure that appropriate measures are taken to ensure the protection of the trees to be retained. Overall the proposal accords with the requirements of DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

6.11 Conclusion

- In light of the existing house on the site and the extant planning permission for a new house on the site the construction of a new replacement house on site is considered acceptable in principle.
- The proposed development would not cause any material loss of amenity of that currently enjoyed by existing and surrounding occupiers and local residents in terms of outlook, enclosure, and loss of daylight/sunlight, overshadowing, loss of privacy or overlooking.
- The development provides an acceptable level of living accommodation and amenity space for future occupiers of the new development.
- The proposal would preserve the character and appearance of the Highgate Conservation area.

- No category A (high amenity value) or category B (moderate amenity value) trees are to be removed
- The imposition of conditions on any grant of planning consent will ensure that a scheme for replacement trees and a general landscaping scheme will maintain the visual amenity of the site and locality generally.

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

Based on the information given on the plans, the Mayoral CIL charge will be £117,487.45 (1820.1sqm x £64.55) and the Haringey CIL charge will be £716,427.76 (1820.1sqm 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. An informative will be attached advising the applicant of this charge.

8 RECOMMENDATIONS

GRANT PERMISSION subject to conditions subject to condition(s):

Conditions:

- 1 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: For the avoidance of doubt and in the interests of proper planning.

- 2 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.

- 3 Notwithstanding the submitted details, the development hereby permitted shall not be commenced until precise details of the external facing materials to be used in it have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the approved details.

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.

- 4 Before the relevant part of the development shall commence, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs, together with lawns and appropriate hard landscaping including boundary treatments 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 and within 3 months of the approved scheme.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no roof extensions, rear extensions, means of enclosure (walls/fences), shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

- 6 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.

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 the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 7 The site or Contractor Company shall be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out above ground level.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

- 8 No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 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 and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 9 Prior to occupation of development (except demolition), an electric vehicle charging plan must be submitted and approved by the Local Planning Authority. The agreed infrastructure must then be retained thereafter

Reason: To provide residential charging facilities for Electric Vehicles and to encourage the uptake of electric vehicles consistent with the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017.

- 10 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and the London Plan 2021.

- 11 No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed.

- 12 No construction shall take place (other than site set up works) until a detailed surface water drainage scheme for the site, which is based on sustainable drainage principals and has been submitted to and approved in writing by the LPA. The strategy should demonstrate there will be no increase in run-off from the proposed development, calculations are required for the pre-development Greenfield run-off rates potential increase of impermeable area and attenuation volumes required to reduce run-off from the developed site to Greenfield rates.

Reason: To promote a detailed sustainable drainage system.

- 13 Prior to the demolition of development, a list of materials identified to be recycled and how these will be reused on site shall be submitted and approved to the Local Planning Authority.

Reason: To enable the identification of materials for reuse in the pre-demolition audit and to ensure these materials can be reused without damaging these in the demolition process, in line with promoting a more circular economy that reduces waste and improves resource efficiency on site in London Plan Policy SI7 and to demonstrate the development has implemented sustainable design and construction techniques in line with Local Plan Policy DM21.

- 14 Prior to the commencement of development, an Energy Strategy will be submitted to and approved in writing by the Local Planning Authority. This strategy shall target to deliver 100% reduction of on-site regulated CO2 emissions in comparison a building compliant with 2013 Building Regulations Part L. This should include a minimum fabric efficiency improvement of 10% under the Be Lean requirements. It needs to demonstrate that the overheating risk is managed through passive measures and that there is no need for air conditioning to be fitted. Should the 100% target not be able to be achieved on site through energy measures (a mixture of lean, clean and green

measures), then any shortfall should be offset at the cost of £2,850 per tonne of carbon. 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 can comply with the Energy Hierarchy in line with London Plan 2021 and Policy SI2 and Local Plan Policy SP4.

- 15 Before the first occupation of the development hereby permitted, the first and second floor, south facing windows serving bathrooms and dressing rooms shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

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.

- 16 An independent assessment of the basement impact assessment (submitted with the planning application, hereby approved) shall be undertaken by a suitably qualified structural engineer / surveyor. The independent assessment will need to conclude that the BIA is acceptable and sound for the approved works to commence and written confirmation from the structural engineer / surveyor that the BIA is acceptable to enable the construction of the development shall be submitted to the council prior to the commencement of any groundworks / excavation (excluding any demolition works). The approved scheme shall thereafter be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of residential amenity and safety, in accordance with policy DM18 of the Haringey DM DPD 2017.

Informatives:

- **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 £117,487.45 (1820.1sqm x £64.55) and the Haringey CIL charge will be £716,427.76 (1820.1sqm x £393.62). 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.
- **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: 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: Sprinkler System.**
The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.
- **INFORMATIVE: Thames Water - Surface Water.**
With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- **INFORMATIVE: Thames Water - Water Pressure.**
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.