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Atrium  
The Stables Market  
Chalk Farm Road  
London  
NW1 8AH

28 June 2023

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

**Case Reference** HGY/2022/4048  
**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).  
**Received** 8 November 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

| Title                                                            | Description | Date            |
|------------------------------------------------------------------|-------------|-----------------|
| PL-20 - Massing Comparison Elevation                             |             | 8 November 2022 |
| PL-02 - Proposed Site Plan                                       |             | 8 November 2022 |
| PL-05 - Proposed Ground Floor Plan                               |             | 8 November 2022 |
| PL-06 - Proposed First Floor Plan                                |             | 8 November 2022 |
| PL-07 - Proposed Second Floor Plan                               |             | 8 November 2022 |
| PL-08 - Proposed Roof Plan                                       |             | 8 November 2022 |
| PL-09 - Proposed Front Elevation                                 |             | 8 November 2022 |
| PL-03 - Proposed Basement Floor Plan 2                           |             | 8 November 2022 |
| PL-04 - Proposed Basement Floor Plan 1                           |             | 8 November 2022 |
| PL-10 - Proposed Flank Elevation (Far End Boundary)              |             | 8 November 2022 |
| PL-15 Massing Comparison Plan                                    |             | 8 November 2022 |
| PL-16 - Proposed Section B-B                                     |             | 8 November 2022 |
| PL-18 - Proposed Street Elevation                                |             | 8 November 2022 |
| PL-19 - Partial Elevation (Proposed Materials and Detailing)     |             | 8 November 2022 |
| PL-11 - Proposed Rear Elevation                                  |             | 8 November 2022 |
| PL-12 - Proposed Flank Elevation (Highgate Golf Course Boundary) |             | 8 November 2022 |
| PL-13 - Proposed Section A-A                                     |             | 8 November 2022 |
| PL-14 - Proposed Street Section (Ridge/Eaves Comparison)         |             | 8 November 2022 |
| 1733/03-A - Proposed Ground Floor Structural Plan (Sheet 1)      |             | 8 November 2022 |

|                                                                   |                 |
|-------------------------------------------------------------------|-----------------|
| 1733/03-B - Proposed Ground Floor Structural Plan (Sheet 2)       | 8 November 2022 |
| 1733/21 - Proposed Sections S1 and S2                             | 8 November 2022 |
| 1733./22 Proposed Sections S3 and S4                              | 8 November 2022 |
| 1733/23 - Proposed Sections S5 and S6                             | 8 November 2022 |
| 1733/24 - Proposed Sections S7 & S8                               | 8 November 2022 |
| 1733/25 - Proposed Section S9                                     | 8 November 2022 |
| 1733/01-A - Proposed Basement Structural Plan (Sheet1)            | 8 November 2022 |
| 1733/02-A - Proposed Lower Ground Floor Structural Plan (Sheet 1) | 8 November 2022 |
| 1733/02-B - Proposed Lower Ground Floor Structural Plan (Sheet 2) | 8 November 2022 |

*Robbie McNaugher*

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Conditions: (16)**

- 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.

- 1 You can find advice in regard to your rights of appeal at:  
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.  
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).