



Officer Report

Application Number:	HGY/2023/0441
Application Type:	Full planning permission
Address:	11 and 11A View Road, Highgate, London, N6 4DJ
Proposal:	Demolition of existing pair of semi-detached dwellings and replacement with a new two storey dwelling with accommodation in the roof.
Case Officer:	Cameron Sturges
Valid Date:	14/02/2023
Applicant:	Mr and Mrs Alistair and Paula Flutter
Agent:	Miss Jessica Ferguson

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This is an application for the demolition of an existing pair of semi-detached dwellings and replacement with a two-storey dwelling.

Site and Surroundings

2.2 The subject site comprises a semi-detached dwellinghouse comprising two residences and associated rear gardens located to the South of View Road. The street scene features a mixture of architectural styles which feature larger dwellings and rear gardens. Highgate Allotments are located to the northern boundary of the subject site and Highgate Private Hospital is located to the southwest.

2.3 The site is located within the Highgate Conservation Area (CA) but does not fall within the curtilage of a listed building. The neighbouring property No.11 View

Road is a listed building, as well as No.15 located to the southwest. Nos 3, 7 and 17-19 are locally listed buildings.

Relevant Planning and Enforcement History

2.4 The relevant planning and enforcement history of the site is outlined below:

11 View Road

- HGY/1995/1012 - Conservation Area Consent for demolition of existing rear bay window and part ground floor rear wall to facilitate the erection of ground floor rear conservatory extension – Approved 14/11/1995
- HGY/1995/1013 - Erection of ground floor rear conservatory extension - Approved 14/11/1995.
- HGY/1991/0928 - Erection of ground floor rear conservatory – Refused 11/2/1992.
- OLD/1985/1556 - Reconstruction of existing garage and conservatory to form new garage and utility room and construction of new bathroom at 1st floor level. – Approved 11/11/1985.
- OLD/1956/0728 - Conversion into 2 self-contained maisonettes and new garage. – Approved 25/4/1956.

11A View Road

- None

2.4 Pre-application advice (PRE/2022/0026) was sought for this application on 18th February and 23rd September 2022.

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Conservation
- LBH Transportation
- LBH Cleansing
- LBH Carbon Management

3.2 The following responses were received:

Internal:

1) Conservation – No objections, subject to the below:

- The proposed replacement scheme has been carefully designed considering the siting, proportions, spatial relationships, architectural forms, materials and detailing

of the site itself and, more importantly, of the surrounding conservation area, to retain its townscape appearance and to achieve a harmonious, context-led design response that blends in with its surroundings. The new building will be minimally visible in views of the conservation area across View Road and will anyway retain the perceived height and proportions of the existing house, while providing greater architectural quality.

- The proposal will have a neutral impact on the settings of nearby heritage assets and on the conservation area and it is therefore supported from the heritage conservation perspective.
- Prior to commencement of works, detailed plan, section, and elevation drawings at scales between 1:20 and 1:1 as appropriate, showing details of the proposed house and related landscape scheme, shall be submitted to, and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details.

2) Transportation – No objections, subject to the below:

- The site has poor public transport accessibility (PTAL=2) and is located within a CPZ.
- The proposal is for the demolition of two existing building and replacement with one larger new dwelling.
- The application form incorrectly indicates there is no existing or proposed car parking. The proposed new dwelling includes one car garage with space for cycle storage for 4 bicycles.
- The existing two vehicular crossovers are proposed to be retained.
- A condition is recommended requiring submission of a demolition and construction logistics management plan, for approval prior to start of any works on-site.

3) LBH Cleansing – No objections, subject to the below:

- This is a residential family home and there will be storage space at the front of the property for waste and recycling containers. These should be for dry mixed recycling, food waste and refuse and collections of these are weekly except refuse which once every two weeks. It is noted that the containers will be brought to the gate at the property boundary which will be open on the relevant collection day for access.

- Information about how to order containers, should they be needed and to find out the collection day, visit - Bin collections | Haringey Council

4) LBH Carbon Management – No comments received.

4. LOCAL REPRESENTATIONS

4.1 The following were consulted:

- Neighbouring properties
- The Highgate Society
- Highgate CAAC
- Highgate Neighbourhood Forum

4.2 The application has been publicised by way of press advert, site notice and 20 letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the of the application were as follows:

No of individual responses:

Objecting: 1

Supporting: 1

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

- The new house is unlikely to enhance the conservation area.
- The carbon assessment presented with the application does not compare the impact of refurbishing the existing building with demolishing it and building a new one.
- The proposal will damage the setting of No 9 and View Road more generally.
- Concerns are raised with respect to the temporary placement of trees at the bottom of the garden during the building works.
- One dwelling will be lost in replacing 11 and 11A one single more massive house, reducing Haringey's ability to achieve its housing target.
- There should be a bat report and measures proposed to ensure they are not adversely affected by the building works, the new property itself or the garden design.

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development;
2. Design and impact on the character and appearance of the conservation area;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Trees and landscaping;
6. Energy and sustainability;
7. Transport considerations; and
8. Waste and recycling.

Principle of the development

5.2 Section 55(3)(a) of the Town and Country Planning Act 1990 as amended (1990 Act) outlines that the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change in the use of the building and of each part of it which is so used. The 1990 Act does not state whether the reverse change of use would be material – and so that is a question which must be considered on the facts in any given case.

5.3 A change of use is however considered material if there is some significant change in the character of the activities taking place as a matter of fact and degree. The proposed change from one to two residential units is typically not viewed to cause significant change in the appearance of a site or the nature or scale of activities taking place.

5.4 The current layout and configuration of this site still has the appearance of one site. As inspected the rear garden is not firmly delineated into two. The reversion here back to a single family house would not affect the appearance of the site, rather it would reinforce the character of this area, namely detached houses sitting in generous, well planted gardens.

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

5.5 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

5.6 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other

things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.

5.7 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.

5.8 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.

5.9 The Highgate Neighbourhood Plan (HNP) (July 2017) is a material planning consideration when considering an application for this site. Policy DH1 'Demolition in Highgate's Conservation Areas' is of specific relevance, this states that:

"Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area." The subtext of the policy outlines that all proposals to demolish will be considered against tests in higher level policies.

5.10 The subject section of View Road is largely defined by large two-storey detached properties with a range of architectural styles and designs. The existing dwelling is described as an 'unexceptional example of 1920s suburban architecture'. View Road has no continuity with design patterns and small sections of houses vary, having their own independent symmetries. All dwellings are set varying distances from the road boundary and offer both on and off street parking.

5.11 The proposal seeks to erect a detached two-storey dwellinghouse with accommodation in the loft. The proposed replacement dwelling has been carefully designed to reflect aspects of the design and appearance of the existing dwelling as well as siting, proportions, spatial relationships, architectural forms, materials

and detailing of the site itself and, more importantly, of the surrounding conservation area. Following initial pre-application advice further information in relation to the heritage significance of the property was provided, in addition to a site visit being carried out.

- 5.12 The proposed front elevation will feature minor changes to the façade, taking inspiration from the original design prior to its additions and alterations over the years. The single entrance will be reinstated next to the projecting bay, which will also be significantly reduced in width, providing a more original appearance. Certain aspects of the existing dwelling are being reduced in order to create a more symmetrical and balanced appearance such as the existing ground floor entrance bay, chimneys, garage and side gate. Ground floor windows will be added in replacement of the existing entrance bay and garage adjacent to No.13. A small dormer window will be added into the first-floor roof space, projecting towards the street, set well below the ridge line, up from the eaves and pulled in from the sides. Materials will be retained at the ground floor and the first floor will introduce tile hanging. The vegetation in the front gardens will be retained and will further obscure much of the front elevation from view, similar to the existing appearance.
- 5.13 The rear elevation also provides modifications that will reflect a more symmetrical approach to the design. The rear conservatory is removed in place of a kitchen/open plan living area. 2x 2-storey gabled roof rear projecting bays are proposed to be erected with windows at first floor level and windows/doors at ground floor level. The bays present a symmetrical relationship which is complimented by a rear dormer window within the roof slope. Fenestration has been added and improved across the entire rear elevation. Both rear chimneys have been removed and replaced towards the sides of the dwelling house. External stairs are proposed in front of the bay window closest to No.9.
- 5.14 The north-east elevation, viewed from No.9 proposes rather minimal changes which will see improvements to fenestration and the removal of a small obscure window. Minor changes in the design of the external wall are proposed towards the mid-section rear of the building.
- 5.15 The south-west elevation proposes the removal of an existing side extension, with the roof slope extending to the ground floor of the property. Obscure windows are added at first floor and loft levels to allow for greater daylight into the staircase. These windows will be obscure. A further window is proposed directly underneath these to provide daylight into the gym room. Doors are proposed from the kitchen dining area, facing No.13.
- 5.16 The proposed replacement house is viewed in acceptable in design terms and will have a neutral impact on the settings of nearby heritage assets and on the

conservation area. The demolition would not lead to any harm to the designated heritage asset, i.e., the Conservation Area. The tests of the National Planning Policy Framework 2021 do not come into play as they apply only when a proposed development will lead to substantial harm to, or total loss of significance of, a designated heritage asset. The benefits of delivering a more energy-efficient house as reflected through the Carbon Lifecycle and energy assessments is however viewed to represent a public benefit.

- 5.17 In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Standard and quality of residential accommodation

- 5.18 Policy D6 (Housing quality and standards) of the London Plan sets out a series of criteria in order to ensure that new residential development is of the highest quality. Table 3.2 sets out requirements for achieving qualitative design. 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.
- 5.19 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.
- 5.20 The existing dwelling has an internal floor area of 409sqm and the proposed dwelling will gain 233sqm which exceeds the minimum floor space requirements for a 4-bedroom 6 or 7-person dwelling located over 2 or more stories. All habitable rooms would benefit from satisfactory daylight and outlook. A large rear garden area which exceeds minimum London Plan requirements, with satisfactory areas within the floor space provided for storage. The proposal would provide a satisfactory standard of accommodation for future occupants.

Impact on neighbouring amenity

- 5.21 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.

- 5.22 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.

No.13 View Road

- 5.23 The scheme proposes a dwelling that has consideration for the depth of No.13, not extending beyond its rear building line. It is also noted that the building at No. 13 sits and extends further back into its plot and that the visibility of the additional bulk to the rear would have more limited consequences for the site. The first-floor side projection has incorporated obscured glass into the design, of which these windows are related to the internal staircase. Furthermore, it is noted that No.13 has a range of privacy screens, fences and vegetation which would significantly decrease any potential issues arising from overlooking both from the dwelling and its rear gardens.

No.9 View Road

- 5.24 No.9 is set further forward to the road frontage than the host property. Vegetation at the rear of the subject site also significantly reduces any issues associated with overlooking into the rear gardens of both properties. Plans indicate that the proposed dwelling is stepped down approximately 1.85m from No.9 at the rear, also reducing potential overlooking.
- 5.25 Overall, the proposed new dwelling would not be substantially indifferent to the current footprint of the existing dwelling to the point where it would have a detrimental impact on neighbouring amenity. The generous setbacks and building positions would reduce any impacts associated with bulk, mass and scale. Furthermore, taking the above points into consideration, the proposed development has carefully considered the adjacent properties and the scheme would therefore be a positive contribution to neighbouring amenity.

Trees and landscaping

- 5.26 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.

- 5.27 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 No.9.
- 5.28 As outlined in the pre-application advice, a Tree Survey and Arboricultural Method Statement from Treetec has been provided to accompany the scheme. These details are considered acceptable. As part of the building process, several trees at the rear of the property will be temporarily relocated. The soft landscaping at the front of the site is proposed to be retained, as highlighted in the pre-application advice.
- 5.29 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.

Energy and sustainability

- 5.30 The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.
- 5.31 DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.
- 5.32 An Energy & Sustainability Statement produced by SRE has been submitted as part of the planning application. The development would achieve 75% improvement in carbon emissions over the baseline requirements within Building Regulations compliant design. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance for £3,420. The new dwelling would be designed with energy efficient solutions incorporated into its construction with high quality, low impact materials to minimise the overall environmental impact.

5.33 A Whole Life Carbon Assessment (WLCA) undertaken by SRE has also been submitted with the application. The WLCA outlines that the proposed development will have 149.4 tonnes less carbon emissions than the projected emissions from a refurbishment of the existing dwelling. Furthermore, the proposed dwelling is also projected to become less intensive at the 16th year of the dwelling's lifespan. An overheating analysis shows that a 'good level of thermal comfort' during summer periods should be achieved, therefore complying with relevant requirements of the building regulations.

5.34 The proposal will incorporate mechanical ventilation with heat recovery, an air source heat pump (noise mitigated) and the inclusion of photovoltaics. Conditions shall be imposed requiring the development to be constructed in accordance with the Energy Strategy and supporting information. Subject to compliance with these conditions, the development is acceptable from an energy and sustainability perspective.

Transport considerations

5.35 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

5.36 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'.

5.37 The Council's Transportation Team has been consulted and advises that the site has a PTAL value of 2 which is considered 'poor' access to public transport services. The site is located within the Highgate Station Outer Zone CPZ. The proposed development involves the retention of 2 vehicular crossovers.

5.38 Given the site is located in an area with poor public transport accessibility and with no formal parking controls, it is appropriate that there is parking within the curtilage of the site to meet the demands of the development and not to create any additional on street parking stress. The proposal will feature a garage which could accommodate one vehicle and the large front driveway would be able to

accommodate several more. Overall, the site would have little to no impact on transportation.

5.39 In accordance with the London Plan Policy (2021) Table 10.2 indicates that provision for a minimum of 2 cycle spaces are required. Cycle parking storage is proposed within the garage with spaces for 4 cycles.

5.40 The proposed development is therefore considered acceptable in transportation terms and accords with relevant policies of the London Plan (2021), Local Plan (2017) and Development Management DPD (2017)

Waste and recycling

5.41 DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

5.42 The proposed drawings indicate that bin storage would be provided to the front of the site, bordering No.13. The store appears to be screened and protected from view and would not detract from the street scene. Council's Transport Team has not raised objections to the waste storage.

Conclusion

5.43 The proposed development is considered acceptable in design and heritage terms. There would not be an adverse impact upon the character and appearance of the surrounding area, the street scene, or the Conservation Area. The amenity, privacy and living conditions of neighbouring properties would be protected.

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

6. CIL APPLICABLE

Based on the information given on the plans, the Mayoral CIL charge will be £15,040.15 (233sqm x £64.55) and the Haringey CIL charge will be £91,173.46 (233sqm 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.

7. RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions:

Draft Conditions: HGY/2023/0441

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. Prior to the commencement of building works above grade, detailed drawings, including sections, to confirm the detailed design of the:
 - a) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale); and
 - b) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents

Shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

4. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Prior to commencement of the development hereby approved, a Demolition Management Plan (DMP) and Construction Logistics Management Plan (CLMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP and CLMP shall detail the programme of works and provide details in respect of: the construction traffic movements, material/plant storage areas and details of necessary suspended car parking spaces. Thereafter, the development shall be implemented in line with the approved details throughout the project 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) and with Policy DM1 of The Development Management DPD (2017).

6. The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by SRE (dated January 2023) delivering a minimum 75% improvement on carbon emissions over 2021 Building Regulations with an air source heat pump (ASHP) and minimum 4 kWp solar photovoltaic (PV) energy generation. The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development.

Within six months of first occupation, evidence that the minimum 4 kWp solar PV array and ASHP installation have been installed correctly shall be submitted to and approved by the Local Planning Authority, including evidence of the installed capacity, photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

7. Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £3,420.00 to fund offsetting the remaining carbon emissions from this development.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

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

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions shall be built and no new window or door openings inserted into any elevation of the building (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority.

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

10. Notwithstanding the plans hereby approved, the first-floor side window(s) on the elevation facing No. 13 shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening. This specification shall be complied with before development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

11. The noise level from the operation of the air source heat pump hereby approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump results in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

12. Notwithstanding the Proposed Landscape Diagram drawing PL-00-006 and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, details of supplementary landscape planting and hardsurfacing shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development.

Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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 £15,040.15 (233sqm x £64.55) and the Haringey CIL charge will be £91,173.46 (233sqm 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: 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.