



Officer Report

Application Number:

HGY/2023/0273

Application Type:

Full planning permission

Address:

62 Wolseley Road, Hornsey, London, N8 8RP

Proposal:

Erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments.

Case Officer:

Josh Parker

Valid Date:

27/01/2023

Applicant:

mr & mrs Richard & Verena Caelius

Agent:

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the demolition of the existing single-storey building/former dwelling house and the erection of a two-storey, three/four-bedroom dwelling house with associated works including landscaping and boundary treatments.

The site has multiple approved applications for three- and four-bedroom house as detailed below. There is a current extant consent HGY/2021/0403 which is similar to this application. Officers have been on site and agreed that although changes are largely non-material, the addition of the master bedroom and associated changes in the southwest corner, neighbouring 58 & 56 Wolseley Road exceed the non-material threshold and therefore will be assessed as a full application.

Like the extant consent, the proposed building would be 'cut' into much of the site and takes advantages of the change in levels to accommodate the majority of accommodation at ground floor level, with the exception of the added master bedroom to the southwestern corner mentioned earlier.

The proposed building would be contemporary in appearance with a modern form and design. Both levels would feature flat roofs with minimal parapets, with extensive sedum (green roof) treatment throughout. It would be largely finished in timber cladding and render on the first and ground floors respectively.

Due to the backland location of the site, its surrounding boundaries and the level differences, the building has been designed to face-into the site, with an external gate and boundary screening most views from Wolseley Road. It would have multiple amenity areas most notable, an outdoor pool and added terrace areas accessed from the master bedroom and dining area.

Mentioned earlier the application follows the extant consent for a smaller, part two-storey/part single-storey dwelling house in 2021 (detailed below). Its design was influenced by a north-east retaining wall and the retention of a mature sycamore tree.

In 2015, issues with knotweed required the remove of the entire north-east retaining wall as part of the works necessary to completely eradicate it from the site and in 2016 the tree, located immediately adjacent to a 2 metre retaining wall, was deemed by an arboriculturist to be dangerous and was removed following the grant of consent to do so.

The applicant states that as the retaining wall and the sycamore tree were the principle design generators for the design of that scheme, their removal led to a re-evaluation of the entire development strategy for the site.

This re-evaluated proposal instead seeks a two-storey house that is designed on the entire site, including the raised south-east section, and with the entire retaining wall on the north-east boundary removed. In contrast to the previous scheme, the application site has been extended beyond the boundary of No.62 Wolseley Road by acquiring part of the rear garden of No.58 Wolseley Road to form a garden for the house.

During the course of the application, amendments were received as follows:

- Reduction of master bedroom window/ranch slider size by 25%

Site and Surroundings

The application site (340sqm in area) is a backland site accessed through a small site on Wolseley Road which contains six lock up garages but which is not part of the application site. The site contained a residential building with a floor area of 58 sqm.

The site is surrounded by residential properties and is located on the northern side of Wolseley Road, adjacent to the rear garden of 60 Wolseley Road on the west of the site. The site is located on a natural slope with a steep gradient, which falls away across the site from the southwest to the northeast and has retaining walls which follow the southwest and Northeast boundaries. At the Northeastern boundary at the rear of the site is No 2 Glasslyn Road and the properties of No's 2-14 Tivoli Road, which are located considerably below the site and look up to it.

The architectural styles on Tivoli Road and Glasslyn Road consist of two-storey, late Victorian terraced, single-family houses. The north side of Wolseley Road, including the adjacent Nos. 58 and 60, consists of 1930's-built semi-detached houses, whilst opposite the site frontage is Topsfield Close, an estate of predominantly three storey flats built in 1996. The site lies in the Crouch End conservation area.

Relevant Planning and Enforcement history

- HGY/2013/0460 - Demolition of an existing single storey house and erection of part single / part two storey 3 bedroom single dwellinghouse – Granted 07/05/2013
- HGY/2016/0658 - Approval of details pursuant to condition 9 (Demolition Risk Assessment) attached to planning permission HGY/2013/0460
- HGY/2020/0423 - Demolition of existing single-storey building and erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments. APPROVED. April 2020
- HGY/2020/2433 - Approval of details reserved by condition 9 (Method of Construction) attached to planning permission reference HGY/2020/042
- HGY/2021/0403 - Demolition of existing single-storey building and erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments. APPROVED. March 2021
- HGY/2023/0776 – Non Material Amendment - Erection of a two-storey, four-bedroom dwelling house with associated works including landscaping and boundary treatments. WITHDRAWN

2. CONSULTATION RESPONSE CONSULTATION RESPONSE

The following were consulted regarding the application:

- 1) LBH Conservation Officer: No comment
- 2) 2) LBH Arborist: Providing that every part of the report is conditioned, I am satisfied with the tree survey, tree protection plan and arboricultural method statement.
- 3) 3) LBH Transportation Team: No objection: Comments as follows:

a. The site has moderate public transport accessibility (PTAL=3) and is located within a CPZ.

b. The proposals include provision for one car park space. Vehicular swept paths have been provided.

c. Cycle parking is proposed for six bicycles. Details are required to demonstrate the provision is sheltered, secure and accessible. This can be subject to a condition.

d. Details are required regarding provision for refuse storage. This can be secured via condition. Planning Officer Delegated Report

e. A construction management statement is required. This can be secured via a condition.

f. A car capped s106 agreement is required to restrict eligibility of all occupiers from obtaining CPZ parking permits. The developer will be responsible for the cost of amending the CPZ TMO.

3. LOCAL REPRESENTATIONS

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

Objecting: 7

Supporting: 1

Neither: 2

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:

Character/appearance

- Added annex (master bedroom) and added terraces/stairs accessing them are elevated and have potential to create overlooking into the properties (2 – 8) on Glasslyn Road.
- Overlooking and privacy for the gardens to the rear of Tivoli properties.

- Questioning the materials chosen, some wooden cladding has been changed to a black cladding going against the natural look.

Officer comments: These are addressed below.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and impact of the proposed development on the character and appearance of the conservation area;
3. Standard & quality of accommodation;
4. Basement development;
5. Impact on the amenity of adjoining occupiers;
6. Parking and highway safety;
7. Impact on trees.

Principle of the development Principle of the development

Providing additional residential unit is consistent in respect of Government, London and local plan policies in respect of increasing housing supply and higher levels of density in relation to accessible locations, with both the 2021 National Planning Policy Framework (NPPF) and new London Plan putting particular emphasis on 'small site' development.

Paragraph 69 of the NPPF (July 2021) recognises the importance of small and medium sized sites can make in meeting the housing requirement of an area, with these often built-out relatively quickly. Chapter 11 supports the effective use of land and in paragraph 120 seeks the optimisation of sites by way of upward extensions, when designed to be sympathetic to the street scene. Paragraph 130c seeks to secure development which is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

The considerable emphasis on the development of small sites for housing, coming forward, is also strongly supported by London Plan 2021.

Mentioned previously, the most recent planning permission for a house in 2021 is extant, the site has an established history of residential backland development. It was occupied by a detached single storey building constructed in 1970 as a religious meeting room which was converted to residential through a grant of planning permission in 1993 (HGY/42089) and occupied from 1995. The 2013 permission

(HGY/2016/0460) allowed for its demolition and replacement with a part-single, part two-storey house.

Policy DM7 'Development on Infill, Backland and Garden Land Sites' of the Haringey Development Management DPD was adopted in the intervening period. It is relevant in establishing the principle of backland residential development at this site. As set out in the following section of the report, the proposal is considered acceptable when considered against the criteria of this policy.

As with the extent application Officers consider that the site can comfortably accommodate such a development, complying with the relevant material planning considerations as disused below.

Design and impact of the proposed development on the character and appearance of the conservation area;

Policy context:

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.

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.

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.

Consideration

Design expectations of Policies DM1 and DM2, Policy DM7 is relevant. It requires development proposals for infill sites to have at least one street frontage or be

ancillary to the host dwelling and the adjacent houses/terraces. It lists several criteria to be met (a to g);

- a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
- b. Provide a site specific and creative response to the built and natural features of the area;
- c. Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
- d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
- e. Retain and provide adequate amenity space for existing and new occupants;
- f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and
- g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

The application site is an irregular rectangular L-shape site staggering in angled boundaries to extend towards the rear. The proposed house would fit into the top and centre of the site towards Wolseley Road end and would be set into the slope of the site. The unit will be part single, part two storeys in height, similar to the extant scheme but larger, notably in footprint with the added master bedroom.

It is noted that Tivoli Road residents have short gardens and as such the development here will be visible from their gardens/ windows. As explained above the scheme doesn't differ much in terms of the extant scheme. While Officers note it is larger, the overall effect of its greater volume and proximity to those gardens is still considered acceptable. Its impact is not considered to result in a material reduction in the open and landscape character to the surrounding area, including when viewed from those properties.

The large expanse of green roofs, low profile of the ground floor, overall setting and scale of the first-floor, and additional garden/landscaped areas would combine to create a visually unobtrusive addition to this plot. While it would be larger and have a greater impact than the extant scheme in terms of character, appearance and outlook impacts, the added bulk still sits at a single storey height when assessed from the ground level; this alone is not a reason to refuse planning permission on character grounds as the design is still acceptable in this regard.

It would continue to result in an efficient use of backland site in a manner which is sensitively responds to the surrounding context, including land levels within and outside the site, and the surrounding landscaped rear garden context.

The design of the building is well composed, with flat roofs with minimal parapets, high quality contemporary glazing to provide good quality light within and high-quality material finish (timber and render). A condition will ensure the material finishes are approved by the local planning authority prior to the commencement of the works.

With reference to Policy DM7, while it would not have a direct street-facing frontage, its unobtrusive and sensitive design would ensure it does not compete with surrounding houses for prominence, aided by the high-quality landscaping scheme proposed.

Details of this would be secured by condition. The proposal is therefore considered to represent a high-quality scheme which would preserve or enhance the conservation area and satisfy relevant planning policies in this regard.

Consequently, it is viewed that the character and appearance to this building, this part of the conservation area would be maintained with little to no harm identified, but with such elements of harm outweighed by public benefits in applying planning balance. The public benefits arising from this development include the following:

- The provision of a net addition residential unit in an accessible location and in a ward with limited space to provide more accommodation.
- Improvements to the appearance of the site.

Standard & quality of accommodation:

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. In addition to the high-quality design requirements of Policy DM1 of the Haringey Council's emerging Development Management DPD (2017), Policy DM12 of the DPD states that all new housing must be of a high quality.

The proposed house exceeds all relevant London Plan (2016) and NDSS space standards. All habitable rooms would have sufficient daylight and outlook.

The house would have multiple amenity areas, including the pool, terraces and large garden. The proposal would be sufficiently screened to avoid detrimental levels of overlooking/loss of privacy arising from neighbouring properties due to the levels of the site/building and the surrounding land/sites.

Basement Development

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

A Basement Impact Assessment (BIA) has been submitted with this application, which seeks to demonstrate that the impacts of the works would be acceptable, as required by Policy DM18 of the Council's 2017 Development Management Document (DPD). This policy requires proposals for basement development to demonstrate that the works will not adversely affect the structural stability of the application building and neighbouring buildings, does not increase flood risk to the property and nearby properties, avoids harm to the established character of the surrounding area, and will not adversely impact the amenity of adjoining properties or the local natural and historic environment.

The BIA was reviewed by Officers and is considered acceptable. The works can be carried out using standard construction techniques and materials. The authors, certified chartered engineers, note that the works would not affect the integrity of the surrounding building stock or harm the geology of the area, including water table.

The underlying geology and methodology of the works outlined in the BIA would minimise risk to instability, and movement to an acceptable degree. All development carries 'risk' to structural damage but the risk arising is stated in the BIA to be negligible, and in some areas, 'very slight'.

The BIA notes that the works would be monitored on a weekly basis to allow for arrangements to be adjusted, if required. This is normal procedure for basement works, which have been permitted throughout the borough, including in areas of complex hydrological conditions.

While it is recognised that certain aspects of the works here cannot be determined absolutely at the planning stage (i.e. structural works to the party walls), the information submitted (i.e. that outlining the underpinning works, the indicative sequence/ phases of the works outlined and the measures to retain ground pressures) do provide assurances that the works here can be carried out successfully without adversely affecting adjacent neighbouring properties.

Other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. In specific the structural integrity of the proposed basement works here would need to satisfy modern day

building regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site.

It is noted that the majority of the basement works have been completed as part of the extent consent.

Impact on amenity

6.47 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. 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 house is considered modest in height (primarily 1 – 1.5 storey in nature) above surrounding ground level. Its scale, and setting/position within the site means that its physical impact would be insufficient to cause a detrimental loss of daylight, sunlight, or outlook to the occupiers of Nos 60 & 58 Wolseley Road to the south/southwest/west, or neighbouring houses on Glasslyn Road (including Nos 2, 4, 6 & 8) to the north/north-west. This includes users of their rear gardens.

This is borne out in the submitted daylight/sunlight analysis which shows that no breach of relevant BRE guidance/standards or material harm arising to the occupiers of those parties. The levels of the site and the boundary treatments to those neighbouring properties mean that no detrimental level of loss of daylight would arise to those neighbouring properties.

The concerns raised from properties in Tivoli and Glasslyn Road are noted. At ground floor/basement level, while higher than their rear gardens, the overall height of the proposal relative to them is not considered to materially harm or to have an overbearing impact. Equally the first-floor is not considered to have an adverse impact given it is further set in. While it is accepted that there would be some impact this resulting relationship between these properties is not untypical in an urban area.

The submitted daylight/sunlight assessment is consistent with the above considerations. It demonstrates that the property would not reduce the levels afforded to the occupiers of those properties to a degree which breaches the relevant BRE guidance/standards. While there may be some impact on the occupiers of those properties, including their rear gardens, having regard to the orientation of these sites, the application site, and the path of the sun, the impacts arising would not be significant as to materially harm neighbouring residential amenity.

In terms of overlooking/privacy impacts, the lower ground floor windows would be sufficiently screened by the boundary treatment. At first-floor level, the windows would be sufficiently set-back to avoid such impacts arising to a detrimental degree. The added master bedroom with the ranch slider/windows facing Glasslyn Road has been reduced by 25% in area from the initial scheme after discussion with Officers.

The distance between the rear habitable rooms of the Glasslyn Road dwellings and those master bedroom windows on the application site would be well over 20m. This is considered a reasonable distance to avoid such harm. The distance from the proposed dwelling and the back of Travoli Roads nearest rear gardens are approximately separated by 5m, which is considered sufficient when combined with the window orientations. This avoids detrimental levels of overlooking for an amenity space.

Concerns have been raised regarding to overlooking from the terrace area accessed from the dining/living and master bedroom mainly towards the Gyllasslyn Road properties. The terraces have been labelled terrace 1 (directly accessed from the living room) and terrace 2 (accessed from the master bedroom). Terrace 1 is sited 1.055m lower than terrace 2 and would be surrounded by a tall fence and mature trees on the boundary which driplines extend to add to the visual barrier for the adjoining neighbours on Glasslyn Road. Both Terraces will require a level of excavation as they are proposed to be lower/similar than the current ground level.

Terrace 2 has had objections raised as the terrace would be sited higher, and the master bedroom windows face towards the Glasslyn Road properties. The useable area for terrace 2 is approximately 3m by 5m which is sited in the southwestern part of the property, recessed approximated 9m from the boundaries shared with properties 2 & 4 Glasslyn Road.

Mentioned earlier the terraces all require excavation and therefore the effects from an occupier overlooking on a terrace can be likened or compared one being on a grassed or garden area if the terrace was not proposed. The overlooking effects from terrace 1 & 2 and the master bedroom will be mitigated by trees, fences, separation from boundaries, window size and window placement in a manner where the master bedroom and associated terraces would be acceptable in terms of privacy and overlooking.

Parking and highway safety Parking and highway safety

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'.

DM Policy (2017) DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility (PTAL) is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development parking is provided for disabled people; and parking is designated for occupiers of developments specified as car capped.

The Council's Transportation Team has been consulted and notes that the site has a moderate public transport accessibility level (PTAL – rating 3) and is located within a controlled parking zone (CPZ) where resident only permit parking operates.

In terms of the parking space provided on site, the applicant has provided the requested vehicular sweep paths to demonstrate a large family car can enter and exit the space in a forward gear. The provision of an off-street parking space means that the scheme will not adversely on -street parking conditions in the area.

In terms of the cycle parking, 4 spaces are required to satisfy relevant policy. The applicant has shown 6 covered spaces however, further details of this provision, in a secure, weatherproof manner, will be secured by way of a planning condition. A condition is recommended for a Construction management plan to be submitted for approval prior to start of construction works. Subject to these conditions, the proposal is acceptable in this regard.

Impact on trees Impact on trees

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.

The application is supported by an Arboricultural Impact Assessment. A self-seeded Sycamore tree and Plum tree have both been removed as part of the extant approval.

The report mentions the site could greatly benefit from planting new trees which are managed correctly in the urban environment. The applicant has agreed to add a replacement tree to the front of the property around the access and near the boundary shared with the properties No 2 & 4 Glasslyn Road which will be conditioned. Further recommendations have been recommended in the arborist report to protect the English Oak and the Sycamore tree.

The report by Mark Foster Arboricultural Design and Consultancy outlines a set of recommendations splitting the areas of concern into 4 categories being; Root Protection Areas (RPA), Construction Exclusive Zone (CEZ), Tree Protection Plan (TPP) and the Precautionary Area, outlining different methods to be undertaken in the separate zones. The applicant has agreed to condition the recommendations made in this report.

Given the findings of the report, a question from the neighbour had been raised, in regard to the existing tree protection and how the construction will affect the trees health and wellbeing.

The trees of concern are already retained, and the bulk of earthworks has been completed and the recommendations in the Arborist report have been conditioned to protect the existing trees.

Conclusion

The proposal is considered acceptable in terms of its siting and design and would preserve and enhance the character and appearance of this part of Crouch End conservation area. The residential amenity of neighbouring occupiers is not considered to be adversely harmed by the proposal.

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

5. CIL APPLICABLE

Based on the information given on the plans, the Mayoral CIL charge will be £14,330.10 (222sqm x £64.55) and the Haringey CIL charge will be £87,383.64 (222sqm 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.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

1.	The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2.	The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission. Reason: For the avoidance of doubt and in the interests of proper planning.
3.	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.
4	Notwithstanding the drawings hereby approved details of supplementary landscape and tree 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 D3 of the London Plan 2021, Po

	Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
5	Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling house hereby approved, including the insertion of or alterations to windows and doors, hereby approved 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
7	The Construction Management Plan as approved in writing by the local planning authority on 19 May 2021 (HGY/2021/0982) shall be adhered to throughout the construction period for the development. Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.
8	Notwithstanding the plans hereby approved, no roof to the dwelling shall be constructed until full details of the 'green roof' (in specific details of the proposed plant species and how the roof shall be maintained) have been submitted to and approved in writing by the Local Planning Authority. The roof shall be constructed in accordance with the details so approved and shall thereafter be so maintained. Reason: In the interests of the character and appearance of the conservation area and to ensure the long-term success of the proposed green roof.
9	Robust temporary fencing for the protection of T1 (Oak) & T2 (Sycamore) within the site shall be erected in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) before works progress further on site. This protective fencing shall follow the tree protective zone from the Arboricultural Method Statement submitted (dated 24th of July 2023) and remain in place until the compl

	etion of development or unless otherwise agreed in writing with the local planning authority. Nothing should be stored or placed (including soil), nor shall any ground levels altered, within the fenced area without the previous written consent of the local planning authority. There shall be no burning of any material within 10 metres of the extent of the canopy of any retained tree/hedge. Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.
10	All works in and around the CEZ, TPP and Precautionary Areas outlined in the Arboricultural report shall closely follow the methodology set out in the Method Statement (dated 24th of July 2023) in accordance with BS 5837:2012. Reason: In order to safeguard the root systems of trees which are to remain after the building works are completed and in the interests of visual amenity

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 £14,330.10 (222sqm x £64.55) and the Haringey CIL charge will be £87,383.64 (222sqm 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: Countryside and Rights of Way Act 2000

The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.