

Mr Donald Matheson
15 Fortis Green Road
London
NW5 1RE

18 September 2023

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

Case Reference	HGY/2023/1232
Location	29 Berkeley Road, Hornsey, London, N8 8RU
Proposal	Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2021/3194 (formerly known as Land to the rear of, 45A, Wolseley Road for the original application HGY/2021/0974) to amend the approved scheme by altering internal layout including position of stairs, removal of rear bedroom, reduction of rear courtyard, additional rooflight, addition of enclosure to ASHP, front boundary wall changed to timber and updates to rear/front windows.
Received	9 May 2023

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
315_P03-Section FF.pdf	Section - Proposed	9 May 2023
110_P07-Ground Floor Plan.pdf	Layout Plan - Proposed	9 May 2023
213_P03-North Elevation.pdf	Elevation (Side) - Proposed	9 May 2023
111_P08-First Floor Plan.pdf	Layout Plan - Proposed	9 May 2023
210_P06-East Elevation.pdf	Elevation (Front) - Proposed	9 May 2023
310_P06-Section AA.pdf	Section - Proposed	9 May 2023
311_P04-Section BB.pdf	Section - Proposed	9 May 2023
312_P03-Section CC.pdf	Section - Proposed	9 May 2023
313_P04-Section DD.pdf	Section - Proposed	9 May 2023
112_P07-Roof Plan	REVISED Layout Plan - Proposed	8 June 2023
211_P05-South Elevation	REVISED Elevation (Side) -	8 June 2023

Drawing Schedule - New changes	Proposed Including description of changes	8 June 2023
118_DR_2103_027_P_Location-Plan_P01		8 June 2023
212_P04-West Elevation Relabelled	Revised - West Elevation title on plans correctly relabelled	31 July 2023
314_P04-Section EE Relabelled	Revised - Proposed Section EE title on plans correctly relabelled	31 July 2023
220_P04	Street Elevation - East aka Berkeley Road Elevation	2 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (13)

- 1 The development hereby permitted shall be begun not later than the expiration of 24/06/2024.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 25/06/2021 Haringey ref: HGY/2021/0974 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 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 The details of the external surfaces of the development shall be carried out in complete accordance with the approved information and plans submitted for HGY/2023/1452 in relation to condition 3 (of application HGY/2021/3194), unless alternative details have been subsequently approved following an application for a non-material amendment.

Details include:

- a) Details of proposed brickwork to be used including the colour, texture, bond, and pointing and
- b) Windows and entrance doors detailing including materials, profile, reveal depth Including 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 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 The landscaping scheme submitted and approved prior to the development reaching damp proof level, shall be carried out in complete accordance with the approved information and plans submitted for HGY/2023/1452 in relation to condition 4 (of application HGY/2021/3194) unless alternative details have been subsequently approved following an application for a non-material amendment.

The landscaping scheme includes a schedule of species, sizes, and planting densities along with the specification for ground preparation and aftercare

maintenance. The landscaping shall take place prior to the occupation of any part of the development (in accordance with the programme agreed by the local planning authority) and shall be maintained for a period of five years, such maintenance to include the replacement, within the next planting season, of any plants that die or become damaged with plants of the same size and species.

Reason: In order to maintain a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Prior to first occupation of the development, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 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 sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 6 The development shall be carried out in accordance with the details approved pursuant to conditions 6 (biodiversity roof) approved under application ref: HGY/2021/3375, unless otherwise agreed in writing with the Local Planning Authority. The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of all landscaping elements in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 No roof areas of the building hereby permitted shall be used as a balcony, roof garden or similar amenity area other than the area at first floor level shown as an external terrace on the approved plans. The use of that area as a terrace shall not commence until privacy screening or additional fencing has been installed in accordance with details that shall be submitted to and approved in writing by the local planning authority and thereafter the screening shall be permanently retained.

Reason: To safeguard the amenities of neighbouring properties consistent with Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local

Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 8 The development shall be carried out in accordance with the details approved pursuant to conditions 8 (further details of finished floor levels and ridge height) approved under application ref: HGY/2021/3375, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site and to safeguard the amenity of neighbouring properties consistent with Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 9 The trees to the immediate south of the site (identified in approved Drawing No: 100 P02 of original planning permission HGY/2021/0974) must be protected by barriers and/or ground protection in accordance with BS 5837 (2012) 'Trees in Relation to Construction Recommendations'. No equipment, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection having been installed. app. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority.

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

- 10 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 or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission) etc. 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.

- 11** Prior to the first occupation of the development hereby the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway into the site and to reinstate the public footpath at this location. This agreement shall also include/ explore the planting of 2 x street trees in front/within the immediate vicinity of the site along Berkeley Road. The necessary Traffic Management Order (TMO) shall also be amended so that the existing on-street controlled parking bay on Berkeley Road is extended to cover the area fronting the redundant crossover to the front of the application site.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and consistent with Policy T1 of the London Plan 2021.

- 12** The development shall be carried out in accordance with the details approved pursuant to condition 12 (Energy & Sustainability Statement (Rev A, November 2021)), Appendix A, Appendix B, Appendix C & Appendix D approved under application ref: HGY/2021/2120. 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 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.

- 13** The Air Source Heat Pump plant and equipment hereby approved shall be designed and installed so as not to exceed the following free-field noise rating levels:

- 0700 - 2300 hours: 38 dB LAr,Tr
- 2300 - 0700 hours: 38 dB LAr,Tr

The above referenced rating levels shall be determined 1m from the nearest noise sensitive premises, in accordance with BS 4142:2014+A1:2019 with corrections applied for any plant emitting noise of a tonal or irregular quality.

The plant/ equipment shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply.

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

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: 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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: The Mayoral CIL charge in relation to application ref: HGY/2021/0974 continues to apply with the Mayoral CIL charge being Mayoral CIL being £9,748.55 (161sqm x £60.55) and the Haringey CIL charge being £59,446.03 (161sqm x £369.23 (Indexation included)).

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.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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) 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, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.