

Mr Jack Goulde
HARINGEY COUNCIL
ALEXANDRA HOUSE
10 STATION ROAD
LONDON
United Kingdom
N22 7TR

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/2023/1825
Location	Garage Colony Adjacent 200, Morley Avenue, Wood Green, London
Proposal	Variation of condition 14 (Social Rent) attached to planning permission ref: HGY/2021/0054 (Erection of two-storey 3-bedroom dwelling house), to allow flexibility for the Council to charge London Affordable Rent
Received	10 July 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
0219 - 008-A3-Landscape.pdf	Elevation (Rear) - Existing	10 July 2023
0219 - 103-A3-Landscape.pdf	Floor plan	10 July 2023
0219 - 108-A3-Landscape.pdf	Elevation (Side) - Proposed	10 July 2023
0219 - 001-A3-Landscape.pdf	Site/Block Plan - Existing	10 July 2023
0219 - 001-A3-Landscape(1).pdf	Block plan of the site	10 July 2023
0219 - 006-A3-Landscape.pdf	Elevation (Front) - Existing	10 July 2023
0219 - 007-A3-Landscape.pdf	Elevation (Side) - Existing	10 July 2023
0219 - 102-A3-Landscape.pdf	Block plan of the site	10 July 2023
0219 - 104-A3-Landscape.pdf	Floor plan	10 July 2023
0219 - 105-A3-Landscape.pdf	Floor plan	10 July 2023
0219 - 106-A3-Landscape.pdf	Elevation (Front) - Proposed	10 July 2023

0219 - 107-A3-Landscape.pdf

Elevation (Rear) - 10 July 2023
Proposed

0219 - 109-A3-Landscape.pdf

Elevation (Side) - 10 July 2023
Proposed

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (14)

- 1** The development to which this permission relates must be begun no later than three years from 09/04/2021, 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** Details of materials used in the approved development shall be carried out in accordance with details approved under references HGY/2022/0287, HGY/2022/2040, and HGY/2022/2041 unless otherwise agreed in writing with the Local Planning Authority

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the details submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with policy D3 and HC1 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 approved plans, prior to the occupation of the unit hereby approved details of all boundary treatments, hard and soft landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority, including details of location, type and materials to be used for hard landscaping and specifications for the permeable paving. The development thereafter shall be implemented in accordance with such approved details.

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 SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5** Prior to the first occupation of the development hereby approved, 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. The necessary Traffic Management Order (TMO) shall also be amended so that the existing on-street controlled parking bay on Morley Avenue 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 T4 of the London Plan 2021.

- 6 The approved development to be completed in accordance with the Method of Construction Statement approved under reference HGY/2021/3054 and shall be adhered to throughout the construction period for the development unless otherwise agreed in writing with Local Planning Authority.

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 Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017

- 7 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), unless otherwise agreed in writing by the Local Planning Authority.

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

- 8 Details of investigation into contamination at the site of the approved development to be completed in accordance with details approved under HGY/2021/2948 and HGY/2021/3041 unless otherwise approved in writing with the LPA.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 9 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

- 10** The development hereby approved shall be constructed in accordance with the Energy Statement by MLM Group 25/11/2020 and Sustainability Statement by MLM Group dated 21/12/2020.

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 Policy SP4 of the Haringey Local Plan 2017 and Policy DM22 of the Haringey Development Management DPD 2017.

- 11** Refuse and recycling storage details shall be completed in accordance with details approved under HGY/2022/2043. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter unless otherwise agreed in writing with the LPA.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021.

- 12** Details of the type and location of secure and covered cycle parking facilities shall completed in accordance with details submitted under HGY/2022/2043 unless otherwise agreed in writing with the LPA.

Reason: To promote sustainable modes of transport in accordance with Policies T2 and T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 13** Prior to first occupation of the development hereby approved, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure safe and secure development and reduce crime

- 19** Notwithstanding any provisions to the contrary, the residential unit hereby approved shall be for rent at London Affordable rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

Informatives:

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.

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: CIL

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 £4,841.25 (75sqm x £64.55) and the Haringey CIL charge will be £18,381.75 (75sqm x £245.09 (Indexation included)). 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.

- 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.