



Officer Report

Application Number:	HGY/2023/1367
Application Type:	Full planning permission
Address:	Rear of 7, Endymion Road, Hornsey, London, N4 1EE
Proposal:	Proposal to build a new 3 bedroom dwelling on the site of an unused car park to the rear of a block of flats.
Case Officer:	Josh Parker
Valid Date:	22/05/2023
Applicant:	Mr Jordan Saul
Agent:	Victoria Ramez

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the construction of a two-storey 3 bedroom dwelling with basement works on the site of an unused car park.

Site and Surroundings

This site was previously used as a car park to support the doctors surgery which had occupied 7 Endymion Road. This building has since been converted into flats under approval HGY/2021/3421. The car park is no longer in use, and forms the development boundary of this application which proposes to build a single family dwelling on the land.

The local architectural style can be characterised by Victorian styled terraces with brick frontages and tiled roofs. The site is not within a conservation area nor is it in the curtilage of a listed building.

Relevant Planning and Enforcement history

The recent planning history in relation to the site is as follows:

HGY/2021/3421 - Change of use from psychotherapy centre (Class E) to 6 x residential flats (Class C3) in association with the erection of refuse and bicycle store (accessible from Alroy Road); alteration to existing rear windows throughout and rear dormer windows; and external alterations to the rear lightwell and access; and alterations to enclose rear car park as amenity space. Approved on 6/5/2021.

2. CONSULTATION RESPONSE CONSULTATION RESPONSE

The following were consulted on the planning application:

- LBH Conservation Officer
- LBH Design Officer
- LBH Building Control
- LBH Arborist
- LBH Waste Management
- LBH Transportation Group
- Thames Water

3. LOCAL REPRESENTATIONS LOCAL REPRESENTATIONS

The application has been publicised by way of press & site notice displayed in the vicinity of the site and 54 letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 10 (including 1 general comment)

- Objecting: 2
- Supporting: 0
- Representation: 1

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:

- Overshadowing on the neighbours on Endymion road
- Excessive overlooking on the Endymion Road neighbours
- Out of character with the surrounding properties.
- Over development of the site
- Overshadowing
- No bin storage shown.

All above comments have been addressed below in the discussion.

The following issues raised are not material planning considerations:

- Green roofs not being practical/ hard to maintain;
- CIL allocation use;
- Community garden potential for site.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and appearance;
3. Standard & quality of accommodation;
4. Inclusive access;
5. Impact on neighbouring amenity;
6. Basement development;

7. Impact on trees;
8. Parking & transport
9. Energy & Sustainability;
10. Waste and recycling.

Principle of development

Supply of housing

- 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. 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. In specific the London Plan Policy H2 'Small sites' places great weight on the contribution that small sites with within 800m of a Tube or rail station are to make to delivering housing in London, with targets set for each borough.

Backland development

Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots and generally, back gardens have an established layout that form the context of the wider character and appearance of areas.

It is noted that the application site was originally the car park to the psychotherapy centre before being converted in to 6 flats under the permissions HGY2021/3421. The two parcels are in separate ownership however, the application is applied as a whole.

Officers consider that the introduction of a building of a subordinate nature to its neighbours, is an acceptable treatment to this large corner plot, and would be suitable use of the site. Importantly the dwelling would have a street frontage. The upper floor elements of the proposed scheme would also be restricted to the side closest to No. 2 Lancaster Road and would be located opposite No. 1 Lancaster Road and therefore retaining reference to the context of the existing building line of properties along Lancaster Road. While Stroud Green is made up of good examples of Victorian domestic architecture, within the immediate surroundings there are a number of other building types, as such allowing a more modern building to easily integrate.

Having regard to the proposal is considered acceptable in principle, but must be assessed against Part B of Policy DM7 and other relevant policy objectives, as discussed below.

Design and appearance

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.

The upper floor elements of the proposed dwelling would be set back from the elevation facing on to Alroy Road, pushing back to provide a recess from the front of No. 2 Lancaster Road and the terrace that follows. While parts of the lower or ground floor elements of the front elevation would project forward of No 2, these sit around the existing ground level and therefore discrete, the proposal also has a same width for the first storey as the adjoining terrace properties which also contributes to the dwelling being respectful of the building line and features of the dwellings between No. 2 and 14 Alroy Road.

The single storey element would be minimally visible from the street and would preserve the sense of openness and views through to rear gardens of the Endymion Road terrace that is characteristic of the existing site in its current setting. Two small amenity areas on the site frontage would be created, which would also help to preserve the sense of openness with a garden adjoining the neighbouring address at No 2 Alroy Road. The car park was particularly generous in size, and there is enough space to accommodate the proposed house while retaining amenity space proposed for the flats crated in the HGY/2021/3421 permissions.

The proposed boundary treatment is spilt into 2 sections; first being the lower sections following heights of the northern properties height of the brick treatment allowing a sense of openness and creating an interaction with the dwelling and the street. This lower section also allows the front garden to split up the brick and have a positive contribution to the streetscape and avoid the boundary treatment from looking too defensive. The next section height is stepped up and would follow the height of the proposed wall approved with the 2021 permissions and add the main entrance and refuse store access doors.

These first 2 sections run parallel with the dwelling and are proposed to have grey and dark black brick, same/similar to the dwellings ground floor and basement brickwork. It should be noted that the 2021 permissions boundary treatment is a typically high light brick fence that would follow the whole street front and therefore the proposed works allow an interaction with the site and street that creates interest and is considerate on the neighbouring properties.

The proposed dark brick and metal cladding is not characteristic of the area but could be an acceptable approach in this context if materials and detailing are of a high quality. The asymmetrical roof design would need to be carefully considered to avoid unsightly guttering etc.

The proposed dwelling would be below the first-floor windowsills of No 2 and essentially modernist in design and importantly subservient to the adjacent properties. It is important to note that planning decisions cannot attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. A contemporary design solution here offers a contrast to the adjoining development and is preferable to a pastiche/ reinvention of the Victorian housing stock in the area. The proposed palette of materials and a green roof would serve to partly blend in and provide a contrast with the local vernacular.

Given the character of the area and the scale of the proposed dwelling in relation to neighbouring buildings, it is considered that the proposal will not appear unduly intrusive within the street. Much of the ground floor for instance will be concealed behind the front boundary wall. The backdrop and prevailing character of Victorian housing will still be fully appreciated here and as such the character and appearance of the conservation area is sufficiently preserved and in some ways enhanced by the proposal.

The proposed dwelling is considered to be of acceptable design, form and appearance for this site and area.

Standard & quality of accommodation

London Plan (2021) Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The government's 2015 'Technical housing standards - nationally described space standard' (NDSS) is also relevant.

In assessing the proposal against these requirements, the proposed unit would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform to these standards as shown on the floor plans with the unit meeting the minimum requirement as follows:

1 x 108m² for a 3 storey, 3 bedroom, 6 person unit.

The proposed dwelling would be dual aspect and the windows in the front elevation would be east and west facing. As such, the proposal would provide sufficient adequate daylight and outlook for the occupants of the unit. The light wells and blocks have been recessed from the boundaries in a manner that allows all habitable rooms to get sufficient daylight

through all levels. There would also be a section of amenity space at all floor levels by way of front and rear patio/garden areas.

As such, the proposed development would provide a sufficient level of accommodation for the future occupiers of the unit.

Inclusive access

London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 requires that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users.

In this particular case all units would be compliant with Part M4(2). A WC will also be provided on the ground floor close to the entrance, which will be suitable for ambulant disabled use. A condition is attached to secure this. The proposal is therefore acceptable in regards to the policies outlined above. – (adapt text accordingly as from a different report).

Impact on the amenity of adjoining occupiers

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.

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.

The building has been revised from the previous submission as Officers have raised a handful of potential amenity concerns. This has resulted in the building the bulk envelope of the dwelling being lesser to minimise the effects from shading/daylight on the garden adjacent to the rear of 2 Alroy Road. The top bedroom, where the highest elevations are, there has been a reduction of 1.2m. The ground floor level has also seen a reduction in height, being dropped by 0.9m. Although there will be a gross loss of hours of sunlight to the garden of concern adjacent to 2 Alroy Road, it would meet all BRE guidance as shown in the eight versa report and therefore the officer accepts the harm introduced to the adjacent garden in terms of sunlight hours lost will be acceptable.

It is noted that concerns have been raised in relation to an overbearing impact and loss of light to neighbouring occupiers and associated gardens. It is also noted that the adjacent garden area of the ground floor flat of No. 2 Alroy Road is located behind the proposed

dwellings largest elevation on the boundary being 4.6m which follows a chamfered roof which was apart of the revision to soften the effects on the neighbouring garden.

The upper floor elements would only have a width of approximately 5 metres against a Approximately 9-metre length garden area to the rear. Given that the bulk of the building would be located to the rear, in close proximity, but set down from the height of the 2 storey building heights of 2 Alroy Road, the proposed development would not result in an unacceptable overbearing impact when viewed from the adjacent amenity area of No. 2 Alroy Road. The building has had adjustments also by how the building has been splayed to create separation from the garden to the rear.

In relation to loss of privacy, there would be no windows facing directly towards neighbouring windows or garden areas, other than opposite the site. As such, the proposal would not result in overlooking or loss of privacy to neighbouring occupiers over and above the existing site circumstances from existing residential units within the locality.

It is noted that there would be upper floor bedroom window facing toward the application sites corner apartments within 13 metres of habitable rooms in the apartment. However, these windows would be separated enough and can be managed by the occupants. It is common for a level of looking into the neighbouring properties within the residential area, occupants can self-manage this through the means of blinds or something equivalent. The separation and level change in the windows are therefore acceptable and will not create unacceptable harm on the adjoining flats.

Overall, it can be demonstrated that there will be no adverse infringements on the amenity of neighbouring occupiers. Living conditions for future occupants Living conditions for future occupants

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 Development Plan 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 as 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. 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.

It should be noted 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. In conclusion, the proposal is considered acceptable in this regard. Impact on the amenity of neighbouring occupiers Impact on the amenity of neighbouring occupiers.

Parking and Transportation

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

The subject site has a PTAL value of 5, which is considered 'excellent' access to public transport services. 4 bus services are accessible within 1 to 8 minutes' walk of the site, as are three rail/underground stations, namely Finsbury Park mainline rail/underground (10 minutes) and Haringay Railway station (10 minutes). It is also within the Finsbury Park 'B' CPZ, which has operating hours of 0830 – 1830 Monday to Saturday. It is not within any of the Borough's Restricted Conversion Areas.

This site is located with excellent accessibility to public transport services and the proposal is likely to create a parking demand of up to one car parking space (the 2011 census recorded average car ownership in the locality at 0.58 vehicles per household). Although the dwelling would remove the private car parking in order to create the dwelling, additional street parking would be created by the curb being reinstated.

Furthermore, it can be noted that there appears to be weatherproof cycle parking proposed to the front of the property tucked behind the waste and refuse storage. A condition for a construction method statement is also attached so that the build out period can be considered having regards to minimising impacts on the highway and adjacent neighbours.

Overall, it is likely that future occupiers of the unit will use sustainable modes of transport. Moreover, the site would only result in an increase of 1 no. residential unit. As such, the proposed development would not result in a significant increase in on street parking when considering the existing access would be reinstated as curb and therefore facilitate additional carparks. The overall impact on parking would be minimal and therefore acceptable.

Impact on trees

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. 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.

There is a category C ash tree in the neighbouring property where the arborist has made the following conclusions; the tree has a limited life expectancy due to ash dieback disease. Also, it has been demonstrated that the RPA is not impacted. This tree will require its crown to be raised to facilitate the new build. The tree should not be an impediment to approving this application.

Following approval of this project an Arboricultural Method Statement and Tree Protection Plan will be required. Active random monitoring by a Consulting Arborist throughout the development process is strongly recommended (AIA3: Phase 3). The agent is happy to adopt the suggestions made in the "Arboricultural Impact Assessment 2 (AIA2) 7 Endymion Road, London, N4 1EE" and have them conditioned.

Energy and sustainability

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.

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.

An Energy Statement produced by JAW Sustainability has been submitted as part of the planning application. The statement, in addition to the other plans, drawings and supporting information have been reviewed by the Carbon Management Officer. The development would achieve an 81.35% reduction in carbon emissions over the baseline requirements within Building Regulations Approved Document Part L1A. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance. The new dwelling would be designed with energy efficiency solutions

incorporated into its construction, including solid wide cavity brickwork, double or triple glazing to reduce heat loss and maximise light penetration.

In addition to this, a couple of green roofs are proposed above the top and middle storey. Conditions are being imposed requiring the development to be constructed in accordance with the Energy Strategy and supporting information, and for details of the green/living roof to be submitted and approved prior to the commencement of development on site. Subject to compliance with these conditions, the development is acceptable from an energy and sustainability perspective.

In line with the Carbon Management Officer comments, a carbon offset contribution of £1,219.00 shall be secured to ensure the development is 'zero carbon'.

Subject to compliance with these conditions, the development is acceptable from an energy and sustainability perspective.

Waste and recycling

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.

As per the detail submitted and reviewed by Waste Management there is provision for 3 x 240 litre wheelie bins which is adequate for a property of this size. The house will be eligible for a kerbside collection for refuse and recycling. Our standard set of containers for a kerbside service is 1 x 240 litre wheelie bin (refuse), 1 x 240 litre wheelie bin (mixed recycling – paper, card, glass, cans, food and drinks cartons plastic tubs, bottles and trays), and 1 x external food waste container (23 litre) and 1 x 7 litre internal kitchen waste caddy. Paid for garden waste collections are available on request.

Conclusion

The position, scale, mass, detail and alignment of the proposed dwelling is considered to be acceptable. The character and appearance of the area will not be harmed. The proposal will not cause unacceptable harm to the living conditions/ amenity of neighbouring residents.

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

CIL APPLICABLE

The development is 154 square metres and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £9,940.70 (154 sqm x £64.55) and the Haringey CIL charge will be £60,617.48 (154 sqm x £393.62).

This will be collected by Haringey after/should the scheme is/be 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. An informative will be attached advising the applicant of this charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
- d) Details of entrances and porches which shall include a recess of at least 115mm;
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- f) Details of balustrading;
- g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- h) Details of cycle, refuse enclosures and plant room; and
- i) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

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

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 4 Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details before any above grounds works. Such a scheme shall include details of hard surfacing materials (permeable hard-landscaping), details of planting with a schedule and timeline for the species and detail of aftercare.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the buildings or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide 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 the commencement of above ground works, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iii) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- iv) Relationship with photovoltaic array; and
- v) Management and maintenance plan, including frequency of watering arrangements.

The approved living roofs shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

- 6 No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout all below ground basement works and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed

those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

- 7 The development shall be carried out in accordance with the tree protection measures stated within the approved Arboricultural Impact Assessment by Bucks Plant Care LTD, titled: Arboricultural Impact Assessment 2 (AIA2) 7 Endymion Road, London, N4 1EE. The protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

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.

- 8 The dwellings shall not be occupied until the cycle parking space have been laid out within the site in accordance with the approved plans and thereafter the space shall be permanently retained for that purpose.

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.

- 9 The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement by the JAW (3rd August 2022) delivering a minimum 81.35% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 11 kWp solar photovoltaic (PV) array.
(a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to and approved by the Local Planning Authority. This must include:

- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;

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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation has been installed correctly shall be submitted to and approved by the Local Planning Authority, including 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.

- 10 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 £1,219.00 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.

- 11 No development shall take place until a Construction Management Plan, to include details of:
- I. A programme of works (including measures for traffic management);
 - II. Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
 - III. Storage of plant and materials used in constructing the development;
 - IV. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
 - V. The erection and maintenance of security hoarding where appropriate;
 - VI. Parking of vehicles of site operatives and visitors;
 - VII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
 - VIII. Contact details for the Site Supervisor responsible for on-site works;
- have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

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.

- 12 No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

- 13 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.

- 14 The dwellings hereby approved shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

- 15 The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.

- 16 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.

- 17 The proposed dwelling house shall not be occupied until the crossover immediately situated to the front of the site has been removed and the pavement accordingly reinstated pursuant to an agreement with the local highway authority.

Reason: In the interests of ensuring the redundant feature to the street scene as a direct result of the development is removed and the highway reinstated.

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 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Community Infrastructure Levy
Based on the information given on the plans, the Mayoral CIL £64.55 x 154sqm = £9,940.7 Haringey CIL £393.62 x 154sqm =60,617.48. TOTAL CIL is £70558.18. 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: Secure by Design

You are advised to review the Crime Prevention Officer's recommendations in developing the detailed design for this scheme, in relation to the following issues: external residential and individual entrance Door-sets, ground floor and accessible windows, bin lighting, storage, boundaries, climbing aids. See comments published on the Council's planning portal in relation to this application.

INFORMATIVE: Crossovers

As per the condition outlined above the proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before the development is occupied.