



Officer Report

Application Number:	HGY/2023/0630
Application Type:	Full planning permission
Address:	26 Sheldon Avenue, Hornsey, London, N6 4JT
Proposal:	Demolition of the existing house and erection of a new two-storey detached house with basement and loft areas. New front boundary treatment.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	03/03/2023
Applicant:	Mr. and Mrs. Patel
Agent:	Bruno Gouveia

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1 This is an application for the demolition of the existing house and erection of a new two-storey detached house with basement and loft areas. New front boundary treatment and associated landscaping.

Site and Surroundings

1.2 The application site comprises a large two storey, detached dwelling house located on the south-western side of Sheldon Avenue. Sheldon Avenue is a long residential road which runs in between Hampstead Lane and Aylmer Road. The road lies within the Bishops Sub-Area of the Highgate Conservation Area. Sheldon Avenue has a fairly uniform appearance characterised by Arts and Crafts houses, largely developed by Copper and Quennell. The surrounding area is wholly residential in character.

1.3 The site is located within Highgate conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

1.4 The most recent planning history in relation to the site is as follows.

- HGY/2017/3428 – Granted 14/11/2017 - Construction of a first-floor side extension and single storey rear extension. Insertion of new gate to front, alterations to the front door and porch and gate and front boundary treatment.

- HGY/2017/3039 – Granted 12/12/2017 - Certificate of lawfulness for proposed replacement and alterations to the windows on the front, side and rear elevations.
- HGY/2008/1295 – Granted 04/02/2009 - Demolition of existing house and erection of a new two storey dwelling house with accommodation with the roofspace and at basement level.
- HGY/2008/1297 – Granted – 04/02/2009 - Conservation Area Consent for demolition of existing house and erection of a new two storey dwelling house with accommodation with the roofspace and at basement level.

1.5 There is no planning enforcement history in relation to the site.

2. CONSULTATION RESPONSE

2.1 The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: The Conservation Officer had an in-principle objection to scale and bulk of the development as originally proposed, stating that it would negatively impact on the character of the conservation area, thus leading to a low level of less than substantial harm. Following conservation area officers' comments, the agent has amended to the scheme in order to try and address these concerns. The gap between the new building and shared boundaries has been increased. As discussed further on in this report in relation to the extent of change the proposal would bring about to the character and appearance of this building, the level of change would be very low).
- 2) LBH Transportation Team: No Subject to the submission of a satisfactory Construction Logistics Plan and details of covered secured cycle storage, there are no objections to the proposal on Transportation grounds.
- 3) LBH Environmental Health Team (Pollution): No objection subject to condition relating to contamination and control of construction.
- 4) LBH Waste Team: No objection, the additional recycling bins proposed by the developer meet our requirements. The collection of these will be incorporated as part of the waste services already provided to this address.
- 5) LBH Arboricultural Team: No further objection raised.
- 6) LBH Building Control: No objection to the BIA report.

External:

- 7) Thames Water: No objection but suggested some informative.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 18 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: 1

Objecting: 1
Supporting: 0

3.2 The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee objects to the proposal on the grounds that the houses in the area have a customary spacing or gaps between the properties. To the extent that there is any structure near the boundary is a single storey. Such as the proposal would enclose the gap between the properties.

3.3 Comments on representations:

- Objector's comments are noted. The revised plans retain sufficient gap between the neighbouring adjacent properties. The gaps are wider than existing situation, but on two-storey as opposed to single storey. The gap retained by the proposed development is similar to the prevailing pattern of development along Sheldon Avenue. The proposed gap would significantly contribute to rhythm, and overall, makes a major contribution to this part of the conservation area. The proposed development would not be incongruent, out of keeping or harm to the character and appearance of the application site or this section of Sheldon Avenue.

4. MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of demolition

4.2 Officers agree to the applicant detailed appraisal of the area as well as the building to justify the proposal including the demolition of the existing property. As noted above, records reveal the 1950's property is not an original Quennell building, and as such it may be considered that the proposed demolition of the building will cause less than substantial harm. However, this harm would be given great weight and should only be acceptable if the replacement building adds more value to the conservation area by virtue of its high design quality and enhances its appearance to a greater degree than the existing building. This is covered below.

4.3 Paragraph 134 of the NPPF goes on to say, 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

4.4 In this case, the public benefit of the proposal would be the enhancement to the conservation area which would outweigh the less than substantial harm caused by the demolition of the existing building.

4.5 The existing dwelling is therefore not considered to be a heritage asset of significant value and the principle of demolition is therefore acceptable subject to a high-quality replacement building and subject to satisfying other objectives of the development plan.

Impact on the character and appearance of the conservation area

4.6 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.

4.7 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Design & Heritage

4.8 The proposed dwelling represents a more contemporary interpretation of the 'Arts and Crafts' style which is considered favourable by the Council's Conservation Officer. The asymmetrical approach is welcomed and the small - elegant roof dormers are considered to be appropriate. During the initial pre-application discussions some concerns were raised in relation to its excessive footprint, scale, and bulk did not obscure and permanently supersede the established scale of development and spatial relationship on the stretch of the conservation area. These elements have been carefully revised and the proposed gable is now considered to be acceptable.

4.9 The applicant has responded to the pre-app advice in that the frontage of the new building aligns sympathetically with the existing predominant building line and achieves a continuation of the residential street. Whilst it is noted that this varies significantly from west to east i.e., towards the neighbouring dwelling no. 26, the positioning of the proposed dwelling on a similar footprint as the existing which would project no further forwards towards the street is acceptable.

4.10 The new building will be two storeys with brick frontage, timber sash windows and hipped clay tile roof with a prominent full height central bay window to the front – referencing No.28 Sheldon Avenue. The roof height is lightly taller than that of the existing building but would be in a better proportion with the overall elevation. The new roof height is therefore acceptable in this regard. In terms of articulation and treatment, the elevation includes details relevant to Quenelle style buildings such as brick quoins to the side. To the rear, the design recreates the prominent features with patio doors establishing continuity in the architectural style.

4.11 The proposed fenestration and detailing have also been revised from the original submission and as such the overall effect is more in line with the contemporary arts and crafts style proposed.

4.12 The proposed dwelling is considered to be of a high standard of design quality and would represent an enhancement to the Highgate Conservation Area.

Boundary Treatment

4.13 Front boundary treatment proposed is considered acceptable. The front boundary as detailed in the submission will consist of 1m high brick dwarf walls and piers with soldier course and decorative painted metal fencing. These details including the height of the wall is judged acceptable by Officers so as to preserve the setting of the conservation area.

Basement Construction

4.14 Provision of basement accommodation in the development and raise concerns over basement construction and the impact of basement upon the water table, party wall and sewer. However, in accordance with Policy DM 18, the applicant has provided a basement impact Assessment. The statement conclude that design and construction of the basement accommodation is in line with industry norms and there are no technical reasons why the basement should not be constructed as planned. The provision of basement accommodation is therefore considered to be acceptable in terms of policy DM18 subject to appropriate condition to ensure satisfactory construction.

Standard and quality of residential accommodation

4.15 London Plan 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.

4.16 The gross internal area (GIA) of the 6 bedroom 12 persons dwelling house (1,042 sqm) proposed would meet the London Plan minima (128 sqm) to offer a satisfactory and generous living environment for occupiers of the dwelling house. It is noted that the floor to ceiling height shown on the submitted drawing for ground of the proposed floor would be approximately 2.5 metres. Overall, the scheme would result in good standard residential accommodation with dual aspect, good floor to ceiling height, outlook from habitable room, natural ventilation, privacy and light level.

4.17 The proposal would also result in provision of adequate private outdoor amenity space, which useable, private, and practical and meets the minimum required standards stipulated within the London Plan Policy.

Impact on neighbouring amenity

4.18 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.

4.19 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.

4.20 The BIA report advises an appropriate design and standard construction and materials for the basement development to maintain the integrity of neighbouring structures and surrounding land. There is no evidence to counter the findings of this specialist study. The proposed basement element of the proposal will therefore not have a significant detrimental impact on the amenity of the neighbouring properties in terms of structural integrity or increasing surface water run-off.

4.21 The structural integrity of the proposed basement will need to satisfy building regulations and separate permission would be required. The proposed development would also be subject to party wall agreements with adjoining neighbours.

4.22 The proposed building has been designed to mitigate potential problems of loss of privacy with windows facing towards the street frontage and to the rear. It is therefore considered that the siting of the proposed building and its relationship to existing neighbouring residential properties is acceptable in terms of policy DM1. In terms of outlook from the neighbouring properties the bulk has been reduced and achieve wider set in from the side boundaries in order to reduce the impact on neighbours and street scene to acceptable levels.

Transport considerations

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

4.24 Local Plan 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, cycling, and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

DPD Policy DM32 '

4.25 The site is located in an area with a public transport accessibility level (PTAL) rating of 1 indicative of poor accessibility to local public transport services. The site falls in Highgate station Outer CPZ, subject to on-street parking controls Monday to Friday 10:00 to 12:00.

4.26 The maximum car parking requirement as detailed in Policy T1 of the London Plan will be applied. The scheme has proposed providing a minimum of 2 off street - car parking spaces to the front hardstanding. This arrangement is acceptable and meets the London Plan and Council's parking requirements.

4.27 A bike store is proposed inside the new dwelling, but further details are required to detail the system intending to be used, the spacing of the parking facilities and the dimensions of the storage area. These details can be secured by condition. The cycle provision will promote a sustainable mode of travel over the private motor vehicle. Any cycle provision provided should be compliant to the London Plan cycle parking standards (2 cycle spaces).

4.28 The submitted drawings appear to indicate a designated refuse area to be located within the front garden of the property. This arrangement is considered suitably sited so that it is within reach for occupiers and can be easily accessed from the street for waste collectors.

Trees and landscaping

4.29 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.

4.30 DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

4.31 There are a number of large, mature trees located in the rear garden of the site. Officers need to be convinced that these mature trees will be protected from the basement proposal and during the construction phase of the development.

4.32 An Arboricultural Impact Assessment provided by the applicant concludes the proposals will not have any significant impact on either the retained trees or wider landscape subject to suitable mitigation measures. Council's Tree Officer has reviewed the submitted report and is satisfied with measures proposed and as such proposal would not have a detrimental impact on the retained trees and wider landscape.

Energy and sustainability

4.33 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.

4.34 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.

4.35 The applicant has provided an energy and sustainability statement ref. (Design and Access Statement and Heritage Statement for 26 Sheldon Avenue, London N6 4J) to demonstrate how the new development through the use of Air Source heat pump in combination with low-pressure hot water underfloor heating at all floor, condensing boiler, low energy lighting, ventilation and green roof system achieves a minimum 35% carbon reduction overall against Part L of Building Regulations 2013 in meeting the above policy context.

Conclusion

4.36 The proposal is considered acceptable, and the design and appearance of this building makes positive contribution to the character and appearance of the conservation area is maintained. As such the works here are acceptable in design and heritage terms. The scheme would provide an acceptable quality of residential accommodation for future occupiers and would not give rise to harm to neighbouring amenity.

4.37 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.

7. CIL APPLICABLE

Based on the information given on the plans, the Mayoral CIL charge will be £12,006.30 (186sqm x £64.55) and the Haringey CIL charge will be £73,213.32 (186sqm x £393.62 (Indexation included)). 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.

8. 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 The following details shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced:
- Material specification and material samples of new roof tiles to entire roof.
 - Material specification and material samples of new bricks to entire building and new front wall.
 - Detailed design drawings to scale 1:20 and material specification of proposed dormers to both front and rear elevations.
 - Detailed design to scale 1:20 and material specification of new green roof to rear elevation.
 - Detail drawings of new window types to scale 1:10 and related material specification.
 - Detail design drawings to scale 1:10 and material specification of new pedestrian gate and new sliding gate to garage entrance.

Samples should be submitted 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 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) wheel washing facilities:

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

- 5 The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

- 6 5. Prior to the occupation of the development a scheme for the treatment of the surroundings of the proposed development including appropriate soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

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

- 7 Before development commences other than for investigative work:
- a. Using the information already submitted in Geo-Environmental Site Investigation Report with reference B2538/22/GEO/1 prepared by Earth Environmental & Geotechnical (Southern) Ltd dated 22nd December 2022, an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
 - b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
 - c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;
 - d. A report that provides verification that the required works have been carried out, shall be

submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

- 8 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.

- 9 a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM.
No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

- 10 The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement Rev 2 prepared by Green Tiger Sustainability (dated 22nd September 2023) delivering a minimum 81.2% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 7.02 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:
- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction in SAP10.2 carbon factors, including details to reduce thermal bridging;

- 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;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); battery capacity.
- Specification of any additional equipment installed to reduce carbon emissions.

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 at least annually thereafter.

(b) The solar PV arrays and air source heat pump(s) must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, 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 (2017) Policies SP4 and DM22.

- 11 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.

- 12 (a) Prior to the above ground commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with 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 settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
 - iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
 - iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;

v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);

vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and

vii) Management and maintenance plan, including frequency of watering arrangements.

viii) A section showing the build-up of the blue roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the dwelling, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof 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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Informatives:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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: 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 : 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 £12,006.30 (186sqm x £64.55) and the Haringey CIL charge will be £73,213.32 (186sqm x £393.62 (Indexation included)). 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.