



Officer Report

Application Number:	HGY/2022/4099
Application Type:	Full planning permission
Address:	63, Sheldon Avenue, London, N6 4NH
Proposal:	Demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works.
Case Officer:	Eunice Huang
Valid Date:	14/11/2022
Applicant:	Mr Ipakchi
Agent:	Nigel Young

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This application is for the demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works. The new three storey dwelling extends further to the rear, with a new basement and associated lightwells. The ground floor is composed of living areas and a study; the first and second floors comprise accommodation. The second floor is contained within a crown roof with one front and two rear dormers. The basement level includes a gym, cinema, guest bedroom, utility room, plant room, changeroom/bathroom and an indoor pool. Bin storage, bike storage (for 2 bicycles) and air source heat pumps are located in a nook on the northern side of the dwelling.

Site and Surroundings

2.2 The application site is located on the north-western side of Sheldon Avenue within Highgate Conservation Area, in a sub-area known as 'Bishop's'. This sub-area was developed in the early 20th century by developer Walter Quennell as a residential estate of detached houses. Architect CHB Quennell (the older brother of Walter and a reasonably well-known architect and author) designed a number of houses in the area. Both brothers had previously worked on the nearby Hampstead Garden Suburb, and the estate reflects some of the characteristics and ideas emerging from the wider Garden Cities movement (such as shallow plan houses with access to generous gardens).

2.3 The layout of the estate is an important aspect of its special character: houses are set in spacious plots with large mature gardens, and gaps between houses allow views through to the rear. The Highgate Conservation Area Appraisal and Management Plan (2013) notes that the streets within the Bishops area are excellent examples of high quality residential development of the period (10.2.1), and that most of the existing buildings as well as the spacious plots, landscaping and trees contribute to the character of the area (10.6).

2.4 The northern section of Sheldon Avenue, where the site is located, was not developed until the 1950s. The buildings in this area are generally not of any special interest. The Highgate Conservation Area Character Appraisal and Management Plan 2013 (CAAMP) explains that this area has been subject to the demolition and then the rebuilding of significantly sized replacement dwellings.

Relevant Planning and Enforcement History

2.5 The most recent planning history relating to the site as is as follows:

- PRE/2022/0156 – Pre-application for demolition of existing house and construction of two-storey single dwelling with accommodation in roof-space and new basement. Advice issued 05/08/2022.
- OLD/1961/0900 – Plunge pool at rear. Approved with conditions 26/7/1961.
- OLD/1960/0867 – Detached house integral(details). Approved with conditions 27/4/1960.
- OLD/1957/0579 - Detached house integral garage. (details). Approved with conditions 20/11/1957.
- OLD/1957/0578 - Detached house integral garage. (revised). Approved with conditions 23/10/1957.

3. CONSULTATION RESPONSES

3.1 The following responses were received following consultation on the application:

1) LBH Conservation: An objection was raised against the design of the proposed development. Concerns related to the bulk/massing of the main roof, the incorporation of a large, bulky sloping roof at ground floor level on the front elevation, and an excessive number of first floor windows across the front elevation. The applicant was requested to redesign the dwelling in a modern interpretation of the Arts and Craft style. Amended plans were received on 9 June 2023. LBH Conservation advised that the amendments were an improvement in that the front elevation presented a modern approach to the Arts and Craft movement. However, further refinement was requested of the front façade features and proportions. Specifically, the vertically emphasised left and central bays were in discordance with the horizontally emphasised right bay and oversized right bay window.

Revised plans were received on 16 September, revising the front façade proportions along with the internal layout, in response to the conservation feedback. The revisions enable a larger projecting bay on the left side of the front elevation, with simplified window openings on the right hand side. The Planning Officer considers that these revisions are an appropriate response to the conservation comments.

2) LBH Carbon Management: The minor development application proposes a reduction of 89% on site, which is supported in principle. Further information was requested by LBH Carbon Management, as per the major development requirements of the London Plan 2021.

3) Thames Water: No objections in relation to the water network and water treatment infrastructure; subject to inclusion of relevant informatives.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and 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: 5

4.2 The following issues were raised and are addressed in the next section of this report:

- Dwelling design causes harm to Highgate Conservation Area
- New house is too large and overbearing
- Daylight/sunlight access to glass roof of side extension of No. 61.
- Overlooking into glass roof of side extension of No. 61.
- Impacts on landscaping, local wildlife and insects
- Basement impact on water table, drains and flooding.
- Road safety and traffic management during construction
- Construction impacts – noise, pollution, air quality energy and water use.
- Accuracy of drawings (Officer's note: Amended plans have since been received, correcting drawing errors)
- Past examples of development not being built according to approved heights and breaching planning consents in local area. (Officer's note: This is not a material planning consideration.)

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development;
2. Design and impact on the character and appearance of the conservation area;
3. Standard and quality of residential accommodation
4. Impact on the amenity of adjoining occupants;
5. Basement construction;
6. Inclusive access
7. Trees and landscaping;
8. Transport and parking
9. Energy and sustainability

Principle of the development

5.2 It is proposed to demolish the existing six-bedroom detached dwellinghouse and erect a replacement seven-bedroom dwellinghouse. The existing building appears to have been constructed in the late 1950s and is not considered to be of any notable historic or heritage interest. The established residential use would be retained under the proposal, which would be supported by the Council, subject to other material planning considerations, as discussed below.

Design and impact on the character and appearance of the conservation area

5.3 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.

5.4 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 to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

5.5 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.

5.6 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.

5.7 Policy DH2 of 'Highgate Neighbourhood Plan' states that development proposals should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

5.8 The proposed development appears as a two storey dwellinghouse with accommodation within the roof space, and a basement level. The dwelling design is a modern interpretation of the Arts and Craft style, taking inspiration from the forms, massing and elements of this architectural movement, to reflect the character of Highgate Conservation Area, without slipping into pastiche. Refinements have been made under this application to the façade treatment of the proposed dwellinghouse, to ensure that the proportions and forms of the front elevation are cohesive. The revisions received on 16 September 2023 are considered satisfactory.

5.9 The replacement dwelling represents an increase in footprint and scale compared to the existing building. However, the development would not appear unduly dominant in the street scene. The new dwelling has a similar width at the front of the site. Albeit the height increase compared the existing dwelling, the scale of the development is responsive to that of surrounding dwellings.

5.10 A basement is proposed underneath the dwelling and rear garden. The basement level would not be apparent from the street scene or neighbouring properties, with the exception of a lightwell located at the front of the dwelling. A condition of consent will be included to require the lodgement of material details for the lightwell railings, to ensure that it would be compatible with the street scene.

5.11 Overall, the success of replacement dwelling will depend on the quality of the build and the accuracy of the detailing and conditions relating to specifications, construction details and samples of materials are to be attached to secure this.

5.12 Overall, in the character and appearance of the replacement dwelling is considered acceptable and would preserve the character and appearance of this part of the Highgate Conservation Area, in accordance with the aforementioned policies.

Standard and quality of residential accommodation

5.13 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.

5.14 In assessing the proposal against these requirements, the proposed dwelling would accord with the minimum unit and room size requirements. Table 3.1 sets out a minimum 138m² gross internal area for 6 bedroom, 8 person, 3 storey dwellings (the maximum development size accounted for in the Table). The proposal satisfies this minimum requirement.

5.15 The proposed dwelling would be dual aspect and would provide sufficient levels of outlook and daylight for the future occupiers. As such, the proposed development would provide a sufficient level of accommodation for the future occupiers of each unit.

Neighbour amenity

5.16 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.

5.17 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.

5.18 The proposed scale of the dwelling relates to the surrounding area and is articulated in a modern interpretation of Arts and Craft forms, breaking up the visual bulk of the building and mitigating harm to residential amenity. There would be adequate separation distances between the proposed development and neighbouring residential properties to avoid unacceptable harm to the living conditions of neighbouring residents, in terms of daylight/sunlight, impact on outlook and to avoid an overbearing impact when viewed from these neighbouring properties and gardens.

5.19 Neighbour submissions have raised concerns about the impact of the proposal on daylight and sunlight access. Concerns relate specifically to daylight/sunlight impact on the glass roof of side extension at No. 61. No. 61 is located to the south of the subject site, which mitigates adverse direct overshadowing on this neighbour's windows. It is noted that the proposed dwelling will have a greater volume, with the two storey element extending further to the rear than existing. Nonetheless, the proposed dwelling has a greater setback on the first floor level and above, compared to the existing dwelling house. The rear portion of the dwelling progressively steps in away from the side boundaries on both sides to increase separation distance from the adjoining dwellings. The proposed first floor plan demonstrates the 45 degree test to the nearest

perpendicular habitable windows at the side adjoining properties; showing that adequate daylight and sunlight will be retained.

5.20 The proposed development would have a similar privacy relationship as per the rest of the housing stock along the street. Proposed windows are primarily orientated to the street or the rear gardens of the development site, away from adjacent property windows. However, a neighbour submission has raised concerns about direct overlooking into the glass roof of the side extension at No. 61. This side extension is located on the common boundary, and two first floor Bedroom 1 windows would be located directly adjacent to the glass roof. Hence, a condition will be attached requiring the two south-facing Bedroom 1 windows to be obscured glazed, and fixed below a height of 1.7m above finished floor level.

5.21 In terms of noise and disturbance from the construction works, these would be restricted by the control of the pollution act and would prevent unreasonable levels of noise and disturbance to neighbouring occupiers. A construction management is to be secured by way of condition to ensure that the disturbance to the highway network is minimised.

5.22 Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

Basement development

5.23 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.

5.24 DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal 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 not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 reiterates the requirement of new development to manage and reduce surface water runoff.

5.25 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.

5.26 Policy DH7 of the Highgate Neighbourhood Plan (2017) is equally relevant and requires impact assessments to be submitted with basement development where there is evidence that there may be problems with drainage or flooding and to show there are no adverse effect from such development on the structural stability of adjacent properties or associated potential damage. It specifically talks about there being no possibility of irreparable damage to the local water regime both in terms of ground water diversion and surface water flooding and that construction should not be allowed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.

5.27 The proposed development involves the formation of a new basement below and beyond the existing building footprint and the proposed ground floor footprint. The basement extends underneath the rear garden, housing a gym, guest bedroom, ensuite, utility room, cinema, plant room, change rooms, showers, cloakroom and pool.

5.28 The development here relates to a large site and equally the site is bounded by large houses sitting in large plots. Highgate Golf Course is located to the rear/northwest of the property and the front garden slopes slightly down toward Sheldon Avenue.

5.29 A Basement Impact Assessment (BIA) was submitted with the application. The BIA provides desktop information on geology and hydrogeology conditions. The BIA outlines the methodology for basement works to ensure continued structural stability throughout the construction process, without adversely affecting the existing structure and the neighbouring properties. A sectional staged approach would be undertaken for basement construction, so that the risk of movement between the basement and the existing foundations near to the property would be negligible. The BIA concludes that there should be no risk to the stability of the existing or the adjacent building during or as a result of these works. Nonetheless, it is considered that the risk of any potential damage would be within Category 1 of the Burland Scale.

5.30 From the soil survey and topographic maps, it is unlikely that any groundwater will be present during construction. Risk from Fluvial and Tidal Flooding is minimal, with the area at risk of flood less than 1 in 1000 years. The area is not within Flood Zone 2, 3a or 3b where there are strict restrictions on basement developments. excavation phase. Nonetheless, the engineer has made recommendations for the basement to be designed resist some hydrostatic pressure, both during the construction phase and as a finished structure.

5.31 Overall, the level of information provided at the planning application stage is considered acceptable. A condition is to be imposed to ensure that the structural side of the basement/excavation works are overseen by a suitably qualified chartered engineer. The submission of a construction management plan (CMP) is also required prior to the commencement of works on site. This will provide further information on the broader programme of works associated with the construction of this new dwelling.

5.32 Other areas of legislations, the Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

Inclusive access

5.33 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 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

5.34 The proposed dwelling would provide level access from the street and would also provide W/C at ground floor level. The proposal is able to meet the M4(2): Category 2 – Accessible and adaptable dwelling standard and a condition is to be attached to ensure compliance and delivery of this standard.

Trees and landscaping

5.35 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.

5.36 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.

5.37 The proposed plans show the indicative landscape scheme for the development; incorporating new tree and vegetation planting in the front and rear garden. The proposal retains most of the rear garden area, which includes existing lawn, trees, shrubs and bushes. The proposed basement will extend underneath the existing pool area, which is proposed to be demolished. An outbuilding structure and masonry wall is currently located on the side boundaries adjacent to the proposed basement footprint. The basement works would thus be predominantly located underneath existing hard surfaces. As such, the development will maintain the landscaped character of the locality, subject to the attachment of a condition requiring the submission of further landscape details for the approval of the Local Planning Authority.

Transport and parking

5.38 DPD Policy DM33 deals specifically with crossovers and vehicular access and outlines that the Council will only support proposals for a crossover or new vehicular access where the proposal does not result in: a reduction in pedestrian or highway safety; or a reduction of on-street parking capacity within a Controlled Parking Zone; or a visual intrusion to the street scene. Policy DM34 deals with driveways and front gardens and outlines measures that should be adhered to minimise flood risk where permission is required for parking in front gardens. This policy also states that consideration should be given to the historic environment.

5.39 The site is classified as PTAL 0. The existing site has a cross-over adjacent to the northern side boundary, with a driveway leading to two car spaces inside a garage. The proposed development retains the cross-over and includes a widened hardstand area to the front of the dwelling, accommodating two car spaces. This is acceptable for the proposed 7 bedroom dwelling, which maintains the existing amount of on-site parking. The tree planting is proposed in the front garden to soften the appearance of the hardstand, which is composed of permeable paving. A condition is attached to require the submission of landscape details for the approval of the Local Planning Authority, to ensure that the landscaped character of the front garden is maintained.

Energy and sustainability

5.40 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.

5.41 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.

5.42 The information submitted as part of an energy and sustainability statement indicate that the resulting development would be more energy efficient and sustainable than the existing, achieving a 89% reduction in CO2 emissions and is supported in this regard. In addition, given that the application relates to minor development, the proposal would not be subject to a carbon off-set contribution.

6. CONCLUSION

6.1 The proposed development would provide a replacement dwellinghouse within an established residential area. The proposal would sufficiently preserve the character and appearance of this part of Highgate Conservation Area. The proposal would have an acceptable impact upon the residential amenity of neighbouring occupiers, landscaping, transport and parking, and energy and sustainability, subject to conditions.

6.2 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

The development is more than 100 square meters and is as such liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £53.447.40 (828sqm x £64.55) and the Haringey CIL charge will be £325.917.36 (828sqm 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.

8. RECOMMENDATION

GRANT PLANNING 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 Prior to their first use on site a schedule of all external finish materials including wall and roof materials, lintels, fascias, lightwell railings and rainwater goods, including finish colour, shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such. 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 Prior to installation, a schedule of drawings that show details of proposed windows,

rooflights, and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that the development is of a highest quality standard to preserve the character and appearance of conservation area.

- 5 The energy efficiency measures/features and renewable energy technology (air source heat pump and photovoltaic panels), which provide for no less than 89% on-site regulated CO₂ reduction as detailed within the 'Energy and Sustainability Assessment' shall be installed and operational prior to the first occupation of the development. Should, following further assessment, the approved renewable energy option be found to be no-longer suitable: a) a revised scheme of renewable energy provision, which shall provide for no less than 89% onsite regulated CO₂ reduction, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The final agreed scheme shall be installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: To comply with Local Plan Policy SP4 and in the interest of adapting to climate change and to secure sustainable development.

- 6 The dwelling 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.

- 7 Before the first occupation of the dwelling hereby permitted, the south-facing Bedroom 1 windows, on the first floor level, shall be fitted with obscured glazing. Any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 8 Prior to their first use on site details of all hard and soft landscaping and boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

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.

- 9 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.

- 10 Prior to the commencement of the development hereby approved details for the protection of retained trees and position of protective fencing in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

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

- 11 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.

Informatives:

INFORMATIVE: Hours of Construction Work

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

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

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

INFORMATIVE : 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 Mayor's CIL charge will be £53.447.40 (828sqm x £64.55) and the Haringey CIL charge will be £325.917.36 (828sqm x £393.62). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below

INFORMATIVE: Groundwater

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The developer is expected demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

INFORMATIVE: Surface water

Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the Thames Water website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

INFORMATIVE: Sewage network

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions.

INFORMATIVE: Mains water

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

INFORMATIVE: Water pressure

Thames Water will aim to provide customers with a minimum pressure of 10m head

(approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.