





Opinion from:

Idris Alim MSc| Structural Engineer

(Work hours : Mon-Friday 9:00 - 5:30pm)

Consulting Engineers | Building Surveyors | Quantity Surveyors

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Head Office: Devon House, 11 High Street, Thames Ditton, Surrey, KT7 0SD

Bath Office: 6&7 Trim Street, Bath. BA1 1HB. t: +44 (0)122 568 3143

Messages from Idris Alim regarding Building Control Tree Notifications - extract below:

This has all been considered. Assuming a worst case of high plasticity clay (which is unlikely given the sand content):

The Cypress tree in the middle of the garden is 12m away at its closest. Taking mature height of 20m gives a required foundation depth of 1m. In addition, the garden slopes up so the base of this tree is actually 2.5m above where the base of the foundation will be.

Poplar trees beyond the rear fence are 22m away at their closest. Taking mature height of 28m gives a required foundation depth of 1.8m. Same comment as above regarding the rear garden sloping up and therefore the base of the foundation will be in excess of 2.3m below where the base of the tree is.

Possible cypress tree is 7m away. It is currently no more than 3m tall. If it was removed now then foundations depth would be 1m. If it remains then, taking mature height, foundation depth would be 2m. Base of tree is already 0.7m higher therefore foundation depth would need to be 1.3m. I would recommend removing this tree.

I would also recommend removing the small Bay tree that is marginally closer to the foundations than the tree mentioned above.

Kind regards,

Idris Alim MSc| Structural Engineer

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Building Compliance without Complexity

Two storey side extension

At

36 Vallance Road,

London

N22 7UB

www.salusai.co.uk



Salus (Building Control & Fire Safety Consultants) Ltd
Primea House
Marina Court
Maple Drive
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LE10 3BF

Salus Project Surveyor

Ken Eaton

M: 01923 882936

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Salus Site Inspector

Joy Tsui

M: 07976 454 104

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Site Contact

William Vachaja

M: 7788995562

E: william@wtbuilders.co.uk

Ref No: 512553
Project Description: Two storey side extension
Site Address: 36 Vallance Road,
London
Client: WT Construction Service Ltd

Distribution List:

William Vachaja william@wtbuilders.co.uk - Project Contact
Peter Jurik jurik_peter@yahoo.com - Person Carrying Out Work
William Vachaja william@wtbuilders.co.uk - Primary Site Contact

Quoted Inspection Types:

Excavation for Foundations
Laid Drains Before Backfill
Roof Construction
Completion

This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Completion/Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.

Date of Visit	Site Inspector	Site Notes; Items that required action last time, observations and recommendations	Actions Required:
03-10-2023	Joy Tsui Inspection:1	Met site operative for inspection of the foundations as arranged with William. Approximately two thirds of the excavations dug approximately 600mm wide by 1100mm deep into a stoney sandy-ish clay which was mouldable in my hand. Water seen to the bottom of the foundation is understood to be ground water from call with William when booking the inspection. The existing foundation to the house has been exposed which appeared to be approximately 1000mm deep. There are several large trees in the rear garden including some type of coniferous approximately 10-12 metres away from the foundations and also approximately 5-7 metres away to the side. Having checked the tables for building near trees subject to confirmation of the type of trees the foundations may need to be deeper than the specified 1000mm shown on the foundation plan. The new excavations are being dug parallel to the neighbouring house. The edge of the excavation is approximately 1050mm from the house. However, the depth of the foundation to the neighbouring house is unknown so there could be a risk to the neighbour's foundation. There is no mention of sequential digging of the excavation stated on the structural engineer's design or indication that the neighbouring house foundation has been taken into consideration. Site operatives were advised to stop excavating until the structural engineer has been consulted regarding the neighbouring house and to confirm the foundations depths taking into consideration of the nearby trees. Salus have tried to contact the designing structural engineer to discuss however telephonist advised they will call back later.	The structural engineer is to be consulted regarding the excavating next to the neighbouring house and to confirm the foundations depths taking into consideration of the nearby trees



Excavation alongside neighbouring house



Excavation approx 600mm wide - ground water to the bottom of the excavation



Depth of excavations approximately 1100mm



Existing foundation exposed



**Trees to rear garden - nearest coniferous(?) tree
approximately 10-12 metres away**



**Possible coniferous tree approximately 5-7 metres
away from the foundation**



**Closer view of possible coniferous trees
approximately 10-12 metres away**

All Incomplete Outstanding Actions

The structural engineer is to be consulted regarding the excavating next to the neighbouring house and to confirm the foundations depths taking into consideration of the nearby trees

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Mr Francisco Serradilla
1 Wavell Court
9 Elgin Road
CR0 6XB

10 August 2023

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

Case Reference HGY/2023/1214
Location 36 Vallance Road, Hornsey, London, N22 7UB
Proposal Erection of a replacement two storey side extension
Received 5 May 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
2202_100 Existing.pdf	Additional plans	5 May 2023
2202_300 Proposed.pdf	Additional plans	5 May 2023
2202_000 Location Plan.pdf	The location plan	5 May 2023
SiteBlock Plan - Existing_included_in_Additional plans.pdf	Site/Block Plan - Existing	5 May 2023
Block plan of the site_included_in_Additional plans.pdf	Block plan of the site	5 May 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (4)

- 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The south-east facing windows serving the first floor ensuite bathroom shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent. This specification shall be complied with before the extension is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

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

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

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

INFORMATIVE: Land Ownership

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

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.