



Officer Report

Application Number:	HGY/2022/3947
Application Type:	Full planning permission
Address:	27, Aylmer Road, Hornsey, London, N2 0BS
Proposal:	Demolition of existing house and erection of a new two-storey detached house, comprising a basement with light wells, front roof lights, rear dormers and a car lift.
Case Officer:	Eunice Huang
Valid Date:	19/12/2022
Applicant:	Mr Sidhartha Sinha
Agent:	Mr Henry Dunleavy

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 The application is for the demolition of the existing house and erection of a new two-storey detached house, comprising a basement with light wells, loft accommodation, front and rear dormers, and a car lift. The ground floor is composed of living areas, study and garage; the first and second floors comprise accommodation. The basement level includes a gym, games room/cinema, study, bedroom, utility and plant room and garage. Outdoor amenity areas include a rear roof terrace on the first floor level.

Site and Surroundings

2.2 The application site is a two-storey, detached property located on the southern side of Aylmer Road. It is a substantial arts-and-craft style building that has been altered over the years. The site also benefits from a large rear garden.

2.3 Aylmer Road is a dual carriageway which forms part of the busy A1 (Great North Road). The application site is within the Highgate Conservation Area but does not fall within the curtilage of a listed building. The application site backs on to Highgate Golf Course which is designated Metropolitan Open Land (MOL) and is a site of ecological importance (Grade II).

Relevant Planning and Enforcement history

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

- HGY/2021/2700 – Demolish existing detached property and erect new detached home comprising basement with lightwells, ground and first floor plus roof space with front and rear dormers. – Refused - 26/10/2021.
- HGY/2021/0370 – 27 Aylmer Road London N2 0BS - Construction of two storey, detached dwellinghouse with basement with lightwells, following the demolition of existing dwellinghouse – Withdrawn – 25/03/2021.
- HGY/2009/1002 – Partial demolition of existing property (no.27) and erection of new two storey detached house with accommodation within the roofspace along with a garage building to the front and a new separate vehicular crossover onto Aylmer Road. – Granted permission – 05/08/2009.
- HGY/2009/0451 – Partial demolition of existing property (No. 27) and erection of new two storey detached house with accommodation within the roofspace along with a new separate vehicular crossover onto Aylmer Road. Withdrawn – 27/04/2009.
- HGY/2004/1931 – Demolition of existing garage and erection of a two storey side extension. Granted permission – 26/10/2004.

3. Consultation response

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

1) Conservation (25/01/2023): An objection was raised against the proposed replacement building. The principle of demolition of the existing dwelling has not been satisfactorily established. There are also concerns about the design, mass, depth and plan-form of the proposed replacement building. The near-symmetry of the principal façade of the proposed dwelling is in contrast to the characteristic asymmetry of the existing dwelling and arts and crafts style, one which is prevalent within the sub area. The proposed dwelling would not make a positive contribution to the Highgate Conservation Area similar to, or greater than, the existing dwelling.

2) LBH Conservation (14/08/2023): The principle for the demolition of the existing building is still in question. Amended plans have been submitted, but there are still visual bulk concerns about the deep footprint of the replacement building, its square planform, and crown roof. There has been an attempt to make the building more arts and crafts in style with a more a-symmetrical frontage, and some decorative brickwork around the windows. However, the projection compared with the elevation as a whole is discordant, the right side does not have any consistent characteristics in proportion, features or openings to the rest of the building including the roof. The removal of the proposed concrete window surrounds is welcomed. The scale and inconsistent design of the proposed building would still be considered to cause harm to the significance to the Conservation Area.

Planning Officer comment: Following on from the above comments from LBH Conservation dated 14 August 2023, revised plans were submitted on 24 August 2023, with changes to the front façade to rationalise the proportions of the elevation.

3) LBH Carbon Management: The minor development application proposes a reduction of 70% 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.

4) LBH Transport: The site has moderate public transport accessibility (PTAL=3) and is not located within a CPZ. The proposal include provision for six car park spaces. This is more than the maximum of one space permitted under London Plan standard. This element of the proposal requires revision. It should also be noted that the revised proposals should also reconsider the need for multiple vehicular crossovers. The developer will be responsible for cost of reinstatement of footway at one of the existing vehicular crossovers. Cycle parking provision meets London Plan standards. A condition is recommended requiring submission of a demolition and construction management plan for approval prior to start of any works. This should follow format of TfL Construction Logistics Plan guidance.

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:

Objecting: 1

Supporting: 1

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

- Existing house should not be demolished but altered/reconfigured to meet housing needs.
- Quality of design is not acceptable and at odds with Highgate Conservation Area
- Deeper plan than neighbour and first floor terrace would adversely impact neighbours
- SINC located to the rear at Highgate Golf Course, and bat surveys are needed
- Flood risk

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 detached dwellinghouse and erect a replacement dwelling. The principle of demolition of the existing house is thereby examined in this section.

5.3 Policy H8 of the London Plan (2021) requires that the loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace.

5.4 Chapter 16 of the NPPF says that heritage assets are an “irreplaceable resource” that contribute to quality of life and should be conserved accordingly. Paragraph 194 requires that any harm to the significance of a designated heritage asset should require clear and convincing justification. Paragraph 197 requires that, where the harm would be less than substantial, it should be weighed against the other public benefits of the scheme.

5.5 The Highgate Neighbourhood Plan (2017) is also material planning consideration when considering an application for this site. Policy DH1 ‘Demolition in Highgate’s Conservation Areas’ states that: “Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.”

5.6 The ‘Highgate Conservation Area: Character Appraisal and Management Plan’ (2013) recognises that on the south side of Aylmer Road the ‘consistent size, scale and style of the detached houses along the road, most of which have carriage driveways and which look onto Highgate Golf Club to the rear, are a positive feature.’

5.7 The character of this part of the conservation area mainly derives from its setting along Aylmer Road, a broad tree lined avenue, north of Highgate Golf Course. The detached houses along the south side of Aylmer Road date mainly from the 1930s, and include Edwardian, Arts and Crafts and Garden City-influenced styles. The houses are set within large plots with planted hedges, bushes and trees behind brick walls fronting the pavement. Front and rear gardens make a significant contribution to the setting of the houses and the suburban character and appearance of this part of the conservation area. The gaps between the buildings offer views into the trees and open space of Highgate Golf Course, to the south. These are key elements of the area that contribute to a streetscape of distinctive character.

5.8 The property at No. 27 incorporates Arts and Crafts elements, including a wide and low façade composition with a prominent gable above the main entrance. The application property has been altered in the past, including a side extension (west). Following a planning permission in 2009 (HGY/2009/1002), three bays (east) of the application property were demolished, and a detached two storey building was built (no. 27a) on the site. Although much altered, the existing building does not detract from the character and appearance of the conservation area and it respects existing building lines and layout.

5.9 It is proposed to demolish the existing seven-bedroom detached dwellinghouse and erect a replacement seven-bedroom dwellinghouse, which would provide additional overall

floorspace. The new dwelling references the form and characteristic asymmetry of the arts and crafts style, without slipping into pastiche. Critically, the landscaped character of the conservation area is maintained – increased planting is proposed in the front garden, and the new house has a greater separation distances from side-adjoining properties. Hence, the proposal respects the existing building lines as viewed from the street, and would continue to offer views into the trees and open space of Highgate Golf Course. Further assessment on the design and impact of the proposal on the conservation area is provided in the following section. On this basis, the proposed dwelling is an appropriate replacement that makes a positive contribution to the area. The principle of demolition and rebuild of the dwellinghouse is therefore acceptable.

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

5.10 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.

5.11 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.

5.12 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.

5.13 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.

5.14 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.

5.15 The proposed development appears as a two storey dwellinghouse with accommodation within the roof space, and a basement level. The dwelling design takes inspiration from the Arts and Craft style, which is the prevalent architectural character in the immediate area. The dwelling design has been undergone revisions in order to respect the character of the conservation area. This has culminated in an asymmetrical principal façade design that features a two storey projecting bay with a hipped roof. This façade design reflects the generally asymmetrical compositions of the front elevations of the other houses on this part of Aylmer Road.

5.16 The Conservation Officer raised concerns about the discordant nature of the front elevation design under the revisions received on 20 July 2023; in that the projecting bay does not have any consistent characteristics in proportion, features or openings to the rest of the building including the roof. Revised plans received on 24 August 2023 have since redressed these concerns in rationalising the window sill heights, so that they are consistent on the front façade, and omitting a front rooflight in order to declutter the roof plane. On this basis, the proposed façade design is deemed acceptable and would not detract from the conservation area.

5.17 The replacement dwelling represents an increase in footprint compared to the existing building. The proposed dwelling extends further to the rear than the existing dwelling. The projection to the rear maintains a similar rear alignment to that of 27A Aylmer Road, which is the adjoining dwelling to the east. Furthermore, the rear portion of the dwelling is limited to a single storey built form, with a roof terrace above. The proposed width of the dwelling is less than that of the proposed dwelling at the front façade. The proposed ridge height has also been reduced from existing. Hence, the development would not appear unduly dominant in the street scene. The scale of the development is responsive to that of surrounding dwellings.

5.18 A basement is proposed underneath the dwelling. The basement level would not be readily apparent from the street scene or neighbouring properties. Lightwells and associated railings are located to the sides and rear of the dwelling.

5.19 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.

5.20 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

5.21 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.

5.22 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 exceeds this minimum requirement.

5.23 The proposed dwelling would be dual aspect and would provide sufficient levels of outlook and daylight for the future occupiers. In respect to the internal amenity of the basement level; lightwells are provided along the side of the dwelling, with a sloping/terraced at the rear to provide light and ventilation. Nonetheless, there is a high degree of internal amenity across the other levels of the dwelling. As such, the proposed development would provide a sufficient level of accommodation for the future occupiers of each unit.

Neighbour Amenity

5.24 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.

5.25 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.

5.26 The proposed scale of the dwelling relates appropriately to the surrounding area. 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. Specifically, the proposed dwelling has a 4.9m separation distance from the west-adjointing dwelling at No. 25, and a 4.2m separation distance from the east-adjointing dwelling at No. 27A. This is a greater separation distance compared to the existing dwelling; and this separation distance is coupled with a nominally lower ridge height than existing.

5.27 In relation to daylight and sunlight impact – the subject site and surrounding properties benefit from the north-south lot orientation. Shadows cast by dwellings fall towards the street, and living areas are generally located to the rear of the dwelling with a southern aspect. In this respect, the adjoining properties will maintain a satisfactory level of daylight and sunlight access.

5.28 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. The first floor windows on the western side and eastern side are proposed to be obscured glazed, with restricted openings.

5.29 The dwelling includes a roof terrace located at the rear of the first floor level. It would be accessed only through the master bedroom suite. In this respect, the roof terrace would most likely be used only by the occupants of the master bedroom suite; rather than used for group gatherings or entertaining of guests. This mitigates the level of privacy impact. Furthermore, planter boxes are proposed to be located along the perimeter of the roof terrace, providing separation from the edge of the terrace to reduce direct views. A condition will be attached to secure the installation of planter boxes on the terrace.

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

Basement development

5.31 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.

5.32 DPD policy DM18 ('Residential Basement Development and Light Wells') requires proposals to demonstrate that a basement development 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.

5.33 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.

5.34 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.

5.35 The proposed development involves the formation of a new basement below the proposed dwelling. 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/south of the property.

5.36 A Basement Impact Assessment (BIA) was submitted with the application. The BIA provides desktop information on geology and hydrogeology conditions. A site specific borehole was also carried out.

5.37 The site lies within flood zone 1 and is not subject to overland flooding. Risk from Fluvial and Tidal Flooding is minimal. From previous excavations carried out in this area supervised by author of the report, it has been established that ground water levels are below that of the proposed excavation depth and is reinforced by the findings of historic boreholes. The borehole onsite shows similar results.

5.38 The BIA outlines the methodology for basement works to ensure continued structural stability throughout the construction process, without adversely affecting the integrity of the surrounding building stock or overload the near-surface geology.

5.39 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.

5.40 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

5.41 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.

5.42 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

5.43 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.

5.44 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.

5.45 Policy G6 of the London Plan states that in relation to 'requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Impacts on existing biodiversity or green space, as a result of minor housing developments, are required to be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve the principle of no net loss of overall green cover', which is also advocated in local plan policy: DM Policy (2017) DM19. This policy states:

A - Development proposals on sites which are, or are adjacent to, internationally designated sites, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.

B - Development that has a direct or indirect adverse impact upon important ecological assets, either individually or in combination with other development, will only be permitted where:

a The harm cannot be reasonably avoided; and

b It has been suitably demonstrated that appropriate mitigation can address the harm caused.

5.46 No trees are proposed to be removed as part of the development and the proposed new dwelling would not result in the removal of any trees of special amenity value on or adjacent to the site.

5.47 The site lies immediately adjacent to a Site of Importance for Nature Conservation (SINC) in relation to the southern boundary/ rear of the site. The proposed dwelling would be closer to the rear boundary of the site and the SINC than the existing dwelling but would still be located a minimum of approximately 20m from this designated area. Given this distance in question, the indicative landscaping proposal, the retention of trees of special amenity value and the associated measures to prevent harm to these trees, as outlined above, the proposal has an acceptable impact on the SINC.

Transport and parking

5.48 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.

5.49 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 and 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'.

5.50 The site has moderate public transport accessibility, being located PTAL 3. It is not located within a CPZ.

5.51 The proposal includes six car spaces. Two car spaces are located within a garage, which includes a car lift. Four car spaces are located on the hardstand in front of the dwelling. The proposed parking provision is consistent with the existing parking provision for the existing dwelling, which accommodates six off-street car spaces. As such, the proposed parking is acceptable in this instance. The proposal retains the two existing crossovers from Aylmer Road. Carriageway driveways are a common feature among properties on Aylmer Road and the surrounding area; the retention of the crossovers is therefore deemed acceptable. While the proposal would result in a larger residential unit, associated parking demand and traffic movements would remain largely the same. Given the site benefits from off-street parking spaces and would make use of the existing crossovers, the application here does not present any issues in terms of on-street parking demand or highway safety.

5.52 A condition will be attached requiring a demolition and construction management plan for approval prior to any works, to ensure disruption and traffic movements are minimised and carefully planned.

Energy and sustainability

5.53 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.

5.54 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.

5.55 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 70% reduction in carbon emissions with SAP10 carbon factors, from the Baseline development model. This is supported in principle. 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 £28,272 (438sqm x £64.55) and the Haringey CIL charge will be £172,405.56 (438sqm 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, 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 and SP12 of the Haringey Local Plan 2017 and Policy DM1 and DM9 of The Development Management DPD 2017.

- 4 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.

- 5 Prior to the first occupation of the development hereby approved, planter boxes shall be installed along the perimeter of the first floor roof terrace. Thereafter, the development shall be carried out in accordance with the approved details and the screening shall be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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).

- 6 Prior to their first occupation of the replacement dwelling hereby approved details of any new hard and soft landscaping and changes to boundary treatment 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.

- 7 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.

- 8 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.

- 9 The energy efficiency measures/features and renewable energy technology (air source heat pump and photovoltaic panels), which provide for no less than 70% on-site regulated CO2 reduction as detailed within the 'Energy Statement for Planning' 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 70% 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.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority.

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

- 11 Notwithstanding the plans hereby approved, the first-floor side windows on the elevation facing Nos 25 & 27a shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent up to a minimum height of 1.7m above the internal floor level of the room in which it is installed. This specification shall be complied with before development 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.

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 £28,272 (438sqm x £64.55) and the Haringey CIL charge will be £172,405.56 (438sqm 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.