

Mr Peter Higginbottom
12-18 Theobalds Road
London
WC1X 8SL

3 July 2024

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

Case Reference HGY/2023/2627
Location 175A Nightingale Lane, London N8 7LJ
Proposal Erection of a new single family dwellinghouse with basement.
(AMENDED DESCRIPTION)
Received 29 September 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
23510 Nightingale DAS_02 Design Development_Part1.pdf	Design and access statement	29 September 2023
2022-01_Landscape pages_050426_v2_Part1.pdf	Landscaping details	29 September 2023
Arboricultural Report and Tree Condition Survey for Land Adjacent.pdf	Tree survey	29 September 2023
175A Nightingale Lane - Basement Impact Assessment (LBH4651 v3.0).pdf	Other relevant information	29 September 2023
175A Nightingale Lane - Planning Statement.pdf	Planning statement	29 September 2023
175a Nightingale Lane London N8 7LJ - Energy Statement Revision A.pdf	Other relevant information	29 September 2023
5182 - Internal Daylight Assessment - Rev 2 - Issued 13.09.23.pdf	Daylight or sunlight assessment	29 September 2023
5234 - Daylight and Sunlight Assessment - Rev 2 - Issued 28.09.23.pdf	Daylight or sunlight assessment	29 September 2023
PARKING SURVEY 2022.pdf	Parking Provision - Details	29 September 2023
Nightingale2. HS.v3_Part1.pdf	Heritage statement	29 September 2023
Nightingale2. HS.v3_Part2.pdf	Heritage statement	29 September 2023
2022-01_Landscape pages_050426_v2_Part2.pdf	Landscaping details	29 September 2023

HGY/2023/2627

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10 Station Road, Wood Green,
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2022-01_Landscape pages_050426_v2_Part3.pdf	Landscaping details	29 September 2023
2022-01_Landscape pages_050426_v2_Part4.pdf	Landscaping details	29 September 2023
175A Nightingale Lane - SuDS Assessment (LBH4651suds v2.0).pdf	SuDS supporting information	29 September 2023
23510 Nightingale DAS_00 Introduction.pdf	Design and access statement	29 September 2023
23510 Nightingale DAS_01 Site_Part1.pdf	Design and access statement	29 September 2023
23510 Nightingale DAS_01 Site_Part2.pdf	Design and access statement	29 September 2023
23510 Nightingale DAS_02 Design Development_Part2.pdf	Design and access statement	29 September 2023
23510 Nightingale DAS_02 Design Development_Part3.pdf	Design and access statement	29 September 2023
23510 Nightingale DAS_03 Proposal.pdf	Design and access statement	29 September 2023
23510 Nightingale Lane Existing Drawing Set.pdf	Additional plans	29 September 2023
23510 Nightingale Lane Proposed Drawing Set.pdf	Additional plans	29 September 2023
5230-SM01B		1 November 2023
Geotechnical investigation-Page 33-50		1 November 2023
Geotechnical investigation-Page 1-32		1 November 2023
5230-SM02B		1 November 2023
5230 Structural Methodology Statement		1 November 2023
23510 Nightingale Lane Elevation Comparison_RC_2405 (1)		30 May 2024
23510 Nightingale Lane Drawing Set Presentation_RC (2)		30 May 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (17)

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 shall be completed in accordance with the approved plans as listed above except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3	Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Only the approved details shall be implemented and retained thereafter. 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	The development hereby approved shall take place in complete accordance with the Arboricultural Impact Assessment, Arboricultural Survey with reference to BS 5837 2012, Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), the details of the specification and position of protection measures and techniques to be adopted for the protection of both the trees within the site and on the street from damage during the course of any activity related to the development, including foundation design, shall be maintained and implemented accordingly unless subsequently approved in writing by the Local Planning Authority. Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
5	No development shall take place until a Construction Management Plan, to include details of: A. a programme of works (including measures for traffic management); B. details of vehicle routing, parking and management of vehicles of site personnel, operatives and visitors; C. loading and unloading of plant and materials; D. storage of plant and materials; E. provision of boundary hoarding behind any visibility zones; F. wheel washing facilities; G. measures for the control and reduction of noise and vibration. 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 safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017.

6	Notwithstanding the Landscape Strategy submitted (by Maude PINET Landscape Architect) details of a final scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by , and implemented in accordance with the approved details. Such a scheme shall include details of hard surfacing materials, details of planting with a schedule of species. The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority. Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
7	Notwithstanding the approved plans details of the design of the refuse/ recycling/ bin enclosure and cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such thereafter. Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021 and to promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

8	The energy efficiency measures/features and renewable energy technology (Air Source Heat Pump(s)), which provide for no less than 39.15% on-site regulated CO2 reduction as detailed within the 'Energy Statement' prepared by UK Building Compliance 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 39.15% 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 ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and Local Plan Policy SP4 and DM21
9	The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Life time 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.

10	Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling house hereby approved, including the insertion of or alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority. Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
11	Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no part of the green roofs hereby granted shall be used as a roof terrace or balcony. Reason: To safeguard the residential amenities of the neighbours and to prevent overlooking of the neighbouring properties by controlling roof extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
12	The applicant will be required to provide a minimum total of 2 x long-stay cycle parking spaces in line with the London Plan (2021) standards and the London Cycle Design Standards. Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycle Design Standards.

13	The noise level from air source heat pump shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor. The plant/ equipment shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply. Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
14	No occupation of the units hereby approved shall take place until a Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a payment of £2,018.00 (or an alternative means of securing a such a payment agreed) to fund offsetting the remaining carbon emissions from this development Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.
15	No above ground works shall commence until details of a scheme for a "vegetated" or "green" roof to the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

16	No development (other than site preparation) shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition. Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.
17	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.

Informatives:

	INFORMATIVE: Secure by Design You are advised to review the Crime Prevention Officer's recommendations in developing the detailed design for this scheme, in relation to the following issues: external residential and individual entrance Door-sets, ground floor and accessible windows, bin lighting, storage, boundaries, climbing aids. See comments published on the Council's planning portal in relation to this application.
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	INFORMATIVE: Naming & Numbering The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.
	INFORMATIVE: 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: 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. We would expect the developer to demonstrate what measures he will undertake 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: Community Infrastructure Levy Based on the information given on the plans, the Mayoral CIL charge will be £4,232.40 (61.1 sqm x £69.27) and the Haringey CIL charge will be £25,811.70 (61.1 sqm x £422.45 (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.

INFORMATIVE: The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-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.