

		Officer Report	
Application Number:		HGY/2026/0459	
Application Type:		Householder planning permission	
Address:		9 Sheldon Avenue, Hornsey, London, N6 4JS	
Proposal:		Replacement side (north) extension, rear extension, replacement of front and rear dormers, insertion of dormers on side elevations, and formation of a carriage driveway including boundary treatment.	
Case Officer:		Ben Coffie	
Valid Date:		19/02/2026	
Applicant:		Mr and Mrs Patel	
Agent:		Miss Emma McBurney	

1. SITE AND SURROUNDINGS

The property lies on the western side of Sheldon Avenue and comprises a large detached dwelling of individual design, though notably similar to No. 13, with mature landscaping along its front boundary. The existing house is a symmetrical composition dating from the mid-1920s, featuring matching bays with hipped roofs and a central Doric stone door surround. The property was extended to the rear in the late 1980s with flat-roofed additions that are not sympathetic to the original design.

The site is located within the Highgate Conservation Area, specifically the Bishops sub-area, which is characterised by similarly large, detached dwellings. This part of the conservation area has experienced significant pressure for complete demolition, with replacement dwellings often being oversized relative to the original houses they replace.

A particularly attractive feature of the site is the existing gap between Nos. 9 and 11, which allows for views of mature trees in the rear garden. The house is considered to make a positive contribution to the character and appearance of this part of the conservation area

2. PROPOSAL

The proposal seeks planning permission for a replacement side (north) extension, a replacement rear extension, alterations to the roof including new and enlarged dormers, and the formation of a new carriage driveway with associated boundary treatment and landscaping at No. 9 Sheldon Avenue. The scheme retains the principal front elevation of the 1920s dwelling and removes the unsympathetic 1980s rear additions, replacing them with extensions that sit below the main ridge and follow the established rear building line. The development also includes a ground-floor swimming pool with an undercroft plant area, though this element has no external manifestation.

The design has been informed by pre-application discussions with the Council under reference PRE/2025/0298, the written advice for which is attached. In response to officer comments, the scheme was revised to retain more of the original building fabric, reduce the scale of the side extension adjoining No. 11 to a single-storey form to preserve the important gap views, and adjust the roof form to ensure subordination to the original ridge. The rear extensions were also refined to better reflect established building lines and reduce perceived massing

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The planning history of the site has been taken into account when coming to this decision.

OLD/1960/0861 – Additions to dwelling house including boiler house and fuel store
Approved with Conditions – 21/12/1960

OLD/1987/1747 – Erection of rear and side extensions - Approved with Conditions – 02/09/1987

OLD/1988/1677 – Construction of pitched roof to recently approved rear extensions
Withdrawn – 02/12/1988

HGY/2017/3077 – Works to trees protected by an Area TPO: T1 Beech – Fell to ground level due to damage and subsidence risk; replant 4–5m Beech in rear garden
T2 Oak – Crown lift by 2–3m over lawn - Approved with Conditions – 14/12/2017

HGY/2022/0907 – Works to tree protected by an Area TPO: T1 Oak – Reduce overextended branch over garden of No. 11 by 2.5m to reduce risk of limb failure -
Approved with Conditions – 27/05/2022

HGY/2023/2126 – Works to tree protected by an Area TPO: T1 Oak (25m) – Large split running down trunk; reduce trunk with split to approx. 3m above fork to suitable growth point. Split is very deep and extends $\frac{3}{4}$ through trunk. Climbing inspection carried out; videos available if required - Approved with Conditions – 06/11/2023

4. CONSULTATION RESPONSE

Internal comments

LBH Conservation: The application was discussed with a Conservation Officer with equally the Officer present at a pre-application meeting.

LBH Design Officer: As above.

LBH Arboricultural Officer: Raises no objection. Confirms that the revised approach—piled foundations in lieu of strips, the detailed AMS protection measures, and the proposed front-garden tree planting, provides an acceptable arboricultural solution subject to conditions.

Local representations

Two objections were received from neighbours in response to notification and publicity of the application and summarised as follows:

No. 7 Sheldon Avenue

- Loss of privacy and overlooking arising from first- and second-floor windows on the southern side elevation of the rear extension.
- The windows would face directly towards No. 7 at an approximate distance of 5 metres, allowing direct views into a bedroom.
- The separation distance is considered insufficient to safeguard privacy and is contrary to local planning policy objectives.

No. 11 Sheldon Avenue

- Overlooking and loss of privacy arising from the proposed dormer windows on the side elevation facing No. 11, which would overlook their garden.
- Concerns regarding the close proximity of the proposed side wall to the shared boundary and the practicalities of construction.
- Queries as to how the works could be undertaken so close to the boundary without requiring access to neighbouring land.
- Concerns about potential boundary and construction-related impacts given the close relationship between the buildings.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity;
3. Basement development;
4. Trees and landscaping.

Design and heritage

Local Plan Policy SP11 (Design) requires all development to be of the highest standard of design, respecting local context, character and historic significance, and contributing positively to Haringey's sense of place. Development Management DPD Policy DM1 (Delivering High Quality Design) similarly requires proposals to respond positively to their locality, having regard to scale, massing, height, proportion and materials, while safeguarding residential amenity. Policy DM12 (Housing Design and Quality) further requires residential extensions to be of a high, site-specific and sensitive design quality that complements the form, setting, period and architectural characteristics of the host building.

In heritage terms, Policy DM9 (Management of the Historic Environment) requires that extensions relate sensitively to the original building, are confined to less significant parts of the building, and do not adversely affect its character, appearance or setting. This is reinforced by Policy SP12 (Conservation), which seeks to conserve the significance of heritage assets and their wider setting.

At the neighbourhood level, Policy DH2 of the Highgate Neighbourhood Plan requires that proposals preserve or enhance the character and appearance of the Conservation Area. Policies DH3 and DH4 require rear and side extensions to be subordinate in scale, complementary in design and materials, and to respect the spatial characteristics of the area, including important gaps between buildings. Policy DH5 requires dormer windows to respect the form, scale and detailing of the existing roof, while Policy DH6 requires boundary treatments to maintain visual permeability and the verdant character of the streetscape.

The application site is located within the Highgate Conservation Area and the dwelling is identified as making a positive contribution to its character and appearance. The proposal has been developed through a comprehensive pre-application process, with revisions made to address officer concerns in relation to scale, massing and the preservation of spatial gaps.

The replacement side extension has been reduced to a single-storey form and is set back from the principal elevation, thereby preserving the important visual gap between properties and maintaining views through to the rear garden. This ensures the proposal respects the established pattern of development and the spacious, verdant character of Sheldon Avenue, in accordance with Policies DH2 and DH4.

At the rear, the proposal replaces unsympathetic 1980s additions with a more coherent and subordinate extension. The new rear extension remains within the established building line and is designed to sit comfortably beneath the main roof, thereby preserving the primacy and legibility of the original building form. The removal of later additions and their replacement with a more considered design represents an enhancement to the overall composition of the building and accords with Policy DM9.

The proposed dormer windows are considered acceptable in design terms, reflecting the prevailing character of the area where dormers are a common feature. They are proportionate, respect the existing roof form and would not appear overly dominant or incongruous within the streetscape, in accordance with Policy DH5.

Turning to the front garden and boundary treatment, the proposal introduces an in-and-out driveway and a new dwarf wall with railings and piers. While the loss of soft planting to the front garden is not an ideal intervention in conservation terms, it is noted that front-garden landscaping is not protected by planning controls, and that permitted development rights allow the laying of hard surfacing without the need for planning permission. Furthermore, many properties along this part of Sheldon Avenue already feature dwarf walls with railings and brick piers, and the proposed boundary treatment would therefore not appear out of keeping with the established streetscape rhythm. The creation of a secondary access point will, however, require a separate application to Highways for a dropped kerb, which falls outside the scope of this planning application.

It is also pointed out that the proposed front boundary treatment maintains visual permeability identified as important in the Highgate Neighbourhood Plan.

Overall, the extensions are considered to be subordinate, appropriately scaled and sensitively designed additions that respect the host building and the wider townscape. The key characteristics of the Conservation Area, including spatial separation between buildings and views into rear gardens, are preserved. It is therefore considered that the proposal would leave the character and appearance of the Highgate Conservation Area preserved.

Notwithstanding the acceptability of the design in principle, it is considered necessary to secure high-quality materials and detailing by condition. A condition

will therefore require the submission to, and approval in writing by, the Local Planning Authority of detailed specifications of all external materials, including brickwork, mortar mix, bonding, roofing materials, fenestration and hard landscaping, prior to the commencement of the relevant works. This will ensure that the final appearance of the development is of an appropriate quality and preserves the character and appearance of the Conservation Area.

Impact on Residential Amenity

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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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.

Objections have been received from the occupiers of Nos. 7 and 11 Sheldon Avenue, primarily concerning overlooking and loss of privacy arising from side-facing windows and dormers and these concerns have been carefully assessed. The surrounding pattern of development is characterised by large, detached dwellings, typically set within generous plots with reasonable separation distances and well-planted boundaries, resulting in a level of mutual screening that is characteristic of this part of the Highgate Conservation Area. Rear building lines along this section of the street are also varied.

In relation to No. 7, concerns focused on first- and second-floor side-facing windows on the southern elevation of the rear extension, which were initially capable of allowing more direct views towards a bedroom and parts of the rear garden. Following discussions with the agent the scheme has been amended/ agreed to ensure that the lower sections of these windows are fixed shut, with only high-level fanlights capable of opening, and that the glazing below 1.7 metres is obscure, with this secured by way of a planning condition. With these measures in place, the potential for overlooking is materially reduced, and the relationship is considered acceptable given the separation distance and orientation, with in turn no material harm to conditions of outlook and light.

In relation to No. 11, concerns were raised regarding the side-facing dormer and the proximity of the proposed flank wall to the shared boundary. The dormer has been amended and is now subject to the same obscure-glazing and fixed-shut controls, preventing any harmful overlooking of the neighbouring garden.

While it is noted the single storey element to the side will set close to boundary with No 11, this is not atypical of other houses on this road that have single storey wings to one side. Equally it is pointed out that construction-related concerns raised by the neighbour are not material planning considerations.

Lastly it is pointed out that the obscure-glazing and fixed-shut window requirement is a standard and proportionate safeguard routinely applied in similar contexts to ensure an appropriate level of privacy between neighbouring properties.

Overall, the proposal is not considered to result in any unacceptable impacts on neighbouring amenity in terms of loss of light, outlook, privacy, or overbearing effect. The obscure-glazing and fixed-shut window condition ensures that the relationship between properties remains appropriate for this context.

Basement development

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; will not adversely impact the amenity of adjoining properties or the local natural and historic environment.

Policy DH7 'Basements' of the Highgate Neighbourhood Plan (July 2017), states that where basement development does not fall in the scope of permitted development, and where there is evidence that there may be problems with drainage or flooding, applications for basement development will be supported only where they meet the requirements set out within this policy.

The proposal includes a ground-floor swimming pool with a 2.4-metre-deep undercroft for plant. Although excavation is required, this does not present as a visible basement level. The submitted Structural Statement confirms that the ground conditions comprise Made Ground overlying the Claygate Member, and that a Thames Water sewer runs parallel to the boundary with No. 11 at depth. In response to these constraints, the structural engineer proposes reinforced concrete piled foundations using non-percussive techniques to avoid vibration and protect both the sewer and neighbouring structures.

The property is a detached dwelling, with adequate separation from both Nos. 7 and 11, and the engineer concludes that the works can be undertaken without risk to adjoining buildings or underground infrastructure.

To ensure appropriate oversight during construction, a condition is recommended requiring the appointment of a suitably qualified chartered structural engineer to monitor all critical structural elements throughout the works. Overall the level of information submitted is viewed to be appropriate and commensurate with the scale of development and to address the above policy requirements.

Trees and Landscaping

London Plan Policy G7 requires development proposals to retain valuable trees and replace any necessary removals with appropriate new planting, including large-canopy species where feasible. DPD Policy DM1 requires landscaping to be integrated into the design of development and to respond positively to existing trees on and adjacent to the site. London Plan Policy G6 and Local Plan Policy SP13 further require developments to manage biodiversity impacts and seek net biodiversity gain.

The application is supported by a detailed Tree Survey and Arboricultural Method Statement (AMS) prepared in accordance with BS5837:2012. The survey identifies several trees within the front garden that are of poor condition, limited amenity value or structurally compromised, including Category C specimens such as the Laburnum (T2), Ornamental Shrub (T3) and Ornamental tree (T5). Their removal is justified on arboricultural grounds. The AMS sets out a robust strategy for the protection of retained trees, including the installation of tree protection fencing, ground protection measures and a carefully sequenced construction methodology.

Following discussions with the Council's Arboricultural Officer and the applicant's project arboriculturist, the design has been amended so that all rear extensions will now be constructed on piled foundations rather than strip foundations. This significantly reduces the extent of excavation within the Root Protection Areas (RPAs) of retained trees, including the mature Oak (T8). The AMS confirms that the suspended slab will be supported by five 450mm diameter piles, the positions of which will be informed by a radar root survey to avoid significant roots. All works within RPAs will be undertaken using hand tools only, with no tracked or wheeled machinery permitted. In an email dated 8 May 2026, the Council's Arboricultural Officer confirmed that he is "satisfied from an arboricultural point of view with the solutions that can be conditioned," subject to the works being carried out in accordance with the AMS.

The AMS also provides a clear strategy for front-garden landscaping. Several low-quality trees will be removed and replaced with high-quality native and climate-resilient species. Two Field Maple 'Elegant' trees will be planted either side of the pedestrian gate, and a Wild Service tree will be planted within the front garden. These species have been selected for their suitability to the site, modest ultimate size, and ability to contribute positively to the Conservation Area's leafy character. The proposal also includes the careful lifting and temporary crating of the existing street Ginkgo (T6), which will be replanted following completion of the driveway works. A second matching Ginkgo will be planted to create a symmetrical pair of street trees, enhancing the verdant frontage. The new driveway will be constructed using a minimal-dig, permeable cellular confinement system to avoid harmful encroachment into RPAs.

The Planning, Design, Access & Significance Appraisal reinforces this approach, noting that the front boundary treatment and carriage driveway have been designed to remain modest and sympathetic, reflecting the established pattern of landscaped frontages along Sheldon Avenue. The proposed planting strategy preserves and enhances the wooded character of the street, consistent with the Highgate Conservation Area Appraisal, which identifies mature front-garden trees as a defining and valuable feature of the area.

Overall, the proposal removes only low-quality trees, introduces high-quality native replacements, reinstates the existing street Ginkgo alongside a new matching specimen, and employs permeable, minimal-dig construction to safeguard retained trees. Subject to conditions requiring (i) full compliance with the AMS, with all critical works supervised by the applicant's arboriculturist, and (ii) the submission and approval of final front-garden landscaping details, the development is considered acceptable in arboricultural and landscape terms.

CONCLUSION

The different elements of the scheme, as discussed above, are considered acceptable in terms of design and heritage considerations. The proposal has evolved positively through pre-application engagement and subsequent amendments, resulting in a coherent set of extensions that are subordinate to the host building, preserve important spatial gaps, and maintain the verdant and spacious character of Sheldon Avenue and the wider Highgate Conservation Area.

Neighbouring amenity concerns have been addressed through the use of obscure glazing, fixed-shut lower sections and high-level fanlights only, ensuring no harmful overlooking of Nos. 7 or 11. Structural and arboricultural matters have been robustly assessed, with appropriate safeguards secured by condition. While the front-garden alterations are not ideal in conservation terms, they would not materially harm the

streetscape and are consistent with similar boundary treatments in the immediate area and the use of front fore court areas for parking with associated landscaping.

Overall, the proposal is considered to comply with the development plan when read as a whole and is acceptable subject to the recommended conditions.

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.

5. CIL APPLICABLE

Based on the submitted information, the Mayoral CIL charge will be £37,180.78 (523.1 sqm × £71.09) and the Haringey CIL charge will be £226,726.27 (523.1 sqm × £433.54, indexation included). These charges will be collected by Haringey should the scheme be implemented and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, and/or for late payment. All charges are also subject to indexation in line with the construction costs index.

7. 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 below, other than where those details are altered pursuant to the conditions of this planning permission. List: 145/LP01, 145/S01, 145/S02, 145/S03, 145/S04, 145/S05, 145/S06, 145/S07, 145/S08, 145/S09, 145/S10, 145/S11, 145/AP01, 145/AP02, 145/AP03, 145/AP04 A, 145/AP05 A, 145/AP06 A, 145/AP07 A, 145/AP08, 145/AP09, 145/AP10,

145/AP11, 145/AP12, 145/AP13, 145/AP14, 145/AP15, 145/SK01, 145/SK02, 145/SK03

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the details shown on the approved drawings, prior to the commencement of the relevant works, full details of all external materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of facing brickwork, mortar mix and finish, bonding, roofing materials, windows and doors, and the front boundary treatment. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality appearance and to safeguard the character and appearance of the host building and the Highgate Conservation Area, in accordance with Policy D3 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4 Notwithstanding the submitted documents, final details of all hard and soft landscaping works to the front of the site, including the layout and materials of the driveway and paths and full planting details for all proposed trees and soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The submitted details shall reflect the planting strategy set out in the approved Arboricultural Method Statement, including the two Field Maple 'Elegant' trees positioned either side of the pedestrian gate, the Wild Service tree within the front garden, and the re-planting of the existing street Ginkgo (T6) together with a second matching Ginkgo to create a symmetrical pair.

The approved scheme shall be implemented in full during the first planting season following completion of the development or first occupation, whichever is sooner. Any trees or plants which die, are removed, or become damaged or diseased within five years shall be replaced in the next planting season with a tree or plant of similar size and species.

Reason: To ensure a high-quality landscaped frontage that preserves and enhances the verdant character of Sheldon Avenue and the Highgate Conservation Area, in accordance with Policies G7 and G6 of the London Plan (2021), Policies SP11 and SP13 of the Haringey Local Plan (2017), and Policy DM1 of the Development Management DPD (2017).

- 5 Before the extended dwelling hereby permitted is first occupied, the proposed windows in the first-floor side elevations and the crown roof side elevation dormers facing Nos. 7 and 11 shall be glazed with obscure glass below 1.7m and shall thereafter be permanently retained as such. The windows shall also be fixed shut, with only a fanlight opening permitted.

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

- 6 The development hereby permitted shall be carried out in strict accordance with the approved Tree Protection Plan and Arboricultural Method Statement (AMS) prepared by Tre Tec dated February 2026, including the updated requirement that all extensions and associated structures are to be constructed on piled foundations rather than strip foundations. All works shall be undertaken in full compliance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

All tree protection measures, including protective fencing, ground protection, construction exclusion zones, and all special engineering solutions such as the use of piled foundations and suspended slabs, shall be installed prior to the commencement of development and retained for the duration of the construction period. No works, storage, mixing, or excavation shall take place within any Root Protection Area except as expressly set out within the approved AMS.

All critical works, including but not limited to the installation of piles, excavation within or adjacent to Root Protection Areas, and the lifting, storage or re-planting of the street Ginkgo (T6), shall be supervised on site by the applicant's appointed project arboriculturist, with written records of supervision made available to the Local Planning Authority upon request.

No deviation from the approved AMS shall take place unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of retained trees and their root protection areas during construction, in the interests of visual amenity, biodiversity and the character of the Conservation Area, in accordance with Policy DM1 of the Haringey Development Management DPD (2017), Policy G7 of the London Plan (2021), and BS5837:2012.

7	No part of the flat roof to the side/ rear extension hereby granted shall be used as a roof terrace or balcony. To prevent overlooking and loss of privacy to neighbouring properties and to safeguard residential amenity, in accordance with Policy DM1 of the Haringey Development Management DPD (2017).
8	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 extensions or alterations to the dwelling as extended by the development hereby approved, including the insertion of or alterations to windows and doors, shall be carried out without 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 further extensions and alterations, in accordance with Policy D6 of the London Plan (2021) and Policy DM1 of the Haringey Development Management DPD (2017).
9	The development hereby approved shall not commence (excluding demolition) until a suitably qualified chartered structural engineer has been appointed to inspect and monitor the critical structural elements of the works, including foundations and groundworks associated with the extensions and swimming pool. Details of the appointment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement. The approved engineer shall be retained for the duration of the construction works. Reason: To safeguard the structural stability of the development and protect neighbouring properties and infrastructure, in accordance with Policy DM1 of the Haringey Development Management DPD (2017).
10	Notwithstanding the details submitted, and prior to the commencement of development, a Construction Management Plan (CMP), proportionate to the scale of the development, shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the programme of works, construction traffic movements, material and plant storage, any necessary suspended parking bays, and the use of any hoarding, gantry or conveyor over the public highway. The approved details shall thereafter be implemented for the duration of the construction period. Reason: To ensure that the development does not give rise to adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the

area, in accordance with Policies T4, T7 and D14 of the London Plan (2021), Policy SP0 of the Haringey Local Plan (2017), and Policy DM1 of the Haringey Development Management DPD (2017).

Informatives:

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: Hours of Construction Work

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

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Community Infrastructure Levy

Based on the submitted information, the Mayoral CIL charge will be £37,180.78 (523.1 sqm × £71.09) and the Haringey CIL charge will be £226,726.27 (523.1 sqm × £433.54, indexation included). These charges will be collected by Haringey should the scheme be implemented and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, and/or for late payment. All charges are also subject to indexation in line with the construction costs index.

INFORMATIVE: Crossovers/ Amending a TMO

The proposed development would require a new crossover to be created. The necessary works would be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out. Equally installing such a wider vehicle crossover here would trigger the need to amend an existing Traffic Management Order (TMO), with the full cost of amending both the TMO and changing road markings being needed to be met by the applicant.

