

SM Planning
80-83 Long Lane
London
EC1A 9ET

3 July 2026

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

Case Reference HGY/2026/0337
Location Elm Court, Cholmeley Park, Hornsey, London, N6 5EJ
Proposal Construction of basement and mansard roof extension to create 4 additional flats (use class C3: 2 x 2 bed & 1X 1 bed & 1 x 3 bed) with associated amenity space, landscaping, lightwells, and cycle storage. Internal Reconfiguration of the existing building.
Received 6 February 2026

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
Elm Court - AIA - Rev A - Nov 2025.pdf	Tree survey	6 February 2026
TREE REPORT AIA.pdf	Tree survey	6 February 2026
Proposed plans combined_compressed.pdf	Mixed/Combined Plans	6 February 2026
revD_P12_SIDE[NORTH]ELEVATION_SC_1.100atA2		28 May 2026
revD_P13_SIDE[NORTH]ELEVATION_SC_1.100atA2		28 May 2026
revD_P14_SIDE[SOUTH]ELEVATION_SC_1.100atA2		28 May 2026
revD_P10_FRONT ELEVATION_SC_1.100atA2		28 May 2026
revD_P11_REAR ELEVATION_SC_1.100atA2		28 May 2026
revD_EX01_SITE PLAN_SC_1.200atA2		28 May 2026
revD_P21_ROOF PLAN_SC_1.50atA2		28 May 2026
revD_P01_SITE PLAN_SC_1.200atA2		28 May 2026
revD_P20_TOP FLOOR PLAN_SC_1.50atA2		28 May 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (14)

- 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.

Elm Court - AIA - Rev A - Nov 2025
revD_P12_SIDE[NORTH]ELEVATION
revD_P13_SIDE[NORTH]ELEVATION
revD_P14_SIDE[SOUTH]ELEVATION
revD_P10_FRONT ELEVATION
revD_P11_REAR ELEVATION
revD_EX01_SITE PLAN_SC
P_15 PROPOSED GARDEN FLOOR PLAN
P_16 PROPOSED GROUND FLOOR PLAN
P_17 PROPOSED FIRST FLOOR PLAN
P_18 PROPOSED SECOND FLOOR PLAN
P_19 PROPOSED THIRD FLOOR PLAN
revD_P21_ROOF PLAN
revD_P01_SITE PLAN_SC
revD_P20_TOP FLOOR PLAN
Existing and Proposed Foundation Sections Ref:P.22
Arboricultural Impact Assessment – Rev: A
Structural Report & Basement Impact Assessment Ref: 1334-S-RP-0001 (P03)
Drainage Strategy Ref:1334-C-RP-0001 (P02)
Energy Report V2

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

- 3 No development shall take place until full details of the external design and materials have been submitted to and approved in writing by the Local Planning Authority, comprising:

A. Detailed Design

Large-scale drawings at 1:5, 1:10 or 1:20 (as appropriate) of:

- i. Window and door frames, including reveals, sill profiles and junctions with

- external walls;
- ii. All proposed lower ground floor window and door openings, including heads, cills, reveals and their relationship with the adjoining patio areas;
- iii. Dormer construction, including cheeks, cladding, flashings and junctions with the main roof;
- iv. Any protective railings or balustrades, including fixing methods;
- v. The replacement chimney, including coping and termination details;
- vi. The junction between the steeper and lower roof pitches of the mansard;
- vii. Eaves, soffit and fascia details; and
- viii. Rooflights and their integration within the roof plane.

B. Materials

A schedule of external materials, including indicative product types, colours and finishes, with samples provided on request. This shall include details of the proposed hard surfacing materials to the lower ground floor patio areas.

The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a high-quality external appearance and to preserve and enhance the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of the Development Management DPD (2017).

- 4** Prior to first occupation of the residential flats hereby approved, details of the additional planting shown on the approved Proposed Habitat Gain and Loss Plan (Drawing 22 P) shall be submitted to and approved in writing by the Local Planning Authority. The approved planting shall be carried out during the first planting season following first occupation and shall thereafter be maintained. Any trees, shrubs or plants which die, are removed, become seriously damaged or diseased within a period of five years from the date of planting shall be replaced in the next available planting season with specimens of a similar size and species.

Reason: To secure the delivery of landscaping and biodiversity enhancements in the interests of visual amenity, biodiversity and the character of the area, in accordance with Policies G6 and G7 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** Notwithstanding the details shown on the approved site layout plan indicating the location of the proposed cycle storage and refuse/recycling storage, full details of the design, dimensions, capacity, siting and external materials/finish of the storage structures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The cycle parking and refuse/recycling

storage shall be provided in accordance with the approved details prior to first occupation of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure the provision of high-quality, functional and visually appropriate cycle and refuse storage facilities, to promote sustainable transport choices, and to safeguard the character of the area and the amenities of neighbouring occupiers, in accordance with Policies DM1 and DM4 of the Development Management DPD (2017), Policies SP7 and SP11 of the Haringey Local Plan (2017), and Policies SI7 and T5 of the London Plan (2021).

- 6 The development hereby approved shall be carried out in accordance with the Energy and Sustainability Statement prepared by Environmental Economics (dated December 2025), delivering a minimum 62% reduction in carbon emissions over Part L 2021 through high-fabric efficiencies and a low-carbon heating system.

(a) Energy Details – Prior to Above-Ground Construction

Prior to above-ground construction, an updated Energy Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

- i. confirmation of how the development will meet the zero-carbon policy requirement in line with the Energy Hierarchy
- ii. confirmation of the fabric efficiencies required to achieve at least a 10% Be Lean reduction;
- iii. details of measures to improve Energy Use Intensity and Space Heating Demand, demonstrating progress towards GLA benchmarks;
- iv. an assessment of the feasibility of incorporating PV array, having regard to the available roof area, heritage, design and technical constraints. Where such technologies are demonstrated to be feasible, full details shall be provided, including layout, orientation, specification, peak output and installation details;
- v. confirmation of any measures incorporated within the detailed design to minimise the risk of overheating.
- vi. specification of any additional low-carbon equipment to be installed.

The development shall be carried out strictly in accordance with the approved details and retained for the lifetime of the development. Where a photovoltaic (PV) array is approved pursuant to part (a)(iv) of this condition, it shall be installed with appropriate monitoring equipment prior to completion and maintained at least annually thereafter.

(b) Installation – Prior to First Occupation

Any on-site renewable energy generation and low-carbon equipment approved pursuant to part (a) of this condition shall be fully installed, commissioned and brought into use prior to first occupation of the relevant block and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure the development reduces its impact on climate change by minimising on-site carbon emissions in accordance with the Energy Hierarchy, London Plan (2021) Policy SI2 and Haringey Local Plan (2017) Policies SP4 and DM22.

- 7 The development hereby approved shall be carried out in full accordance with the recommendations, tree protection measures and Arboricultural Method Statement contained within the Arboricultural Impact Assessment prepared by GHA Trees (Ref: GHA/DS/160227:25, dated 18 November 2025). All tree protection fencing shall be erected prior to the commencement of development and retained for the duration of the construction period. No storage of materials, site compounds, vehicle parking, excavation, level changes, service runs or other construction activities shall take place within the protected root protection areas except where expressly permitted by the approved Arboricultural Method Statement.

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

- 8 No development shall take place, including any works of demolition, until a Construction Management Plan including details of:
- a) A programme of works (including measures for traffic management).
 - b) Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman.
 - c) Parking of vehicles, and details of any parking bay suspension required.
 - d) Storage of plant and materials used in constructing the development.
 - e) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure.
 - f) The erection and maintenance of scaffolding where appropriate, and measures to minimise impact on pedestrian movements.
 - g) Details in respect of how existing owners or occupiers' ingress and egress will be managed throughout the development.
 - h) Details in respect of how any adverse impact of noise, dust, vibration and traffic on adjoining and owners or occupiers and occupiers of the existing

building will be mitigated.

i) A photographic dilapidation survey of the highway, footway, crossover, kerbs, verges and other highway infrastructure adjacent to the site and along the construction access route from Cholmeley Park, together with details of how any damage arising from construction activities will be remedied.

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.

Reasons: 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.

- 9 Prior to first occupation of the residential flats hereby approved, details of the specification and location of any Exhaust Air Heat Pumps shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the equipment has low operational noise and vibration levels and incorporates appropriate acoustic and anti-vibration measures to ensure that the amenities of occupiers of existing and proposed residential units are not adversely affected. The approved measures shall be implemented prior to first occupation and retained thereafter.

Reason: To protect residential amenity in accordance with Policies DM1 and DM23 of the Development Management DPD (2017).

- 10 Prior to the commencement of any below-ground works, including excavation, underpinning and basement construction, details of the appointment of a suitably qualified Chartered Structural Engineer shall be submitted to and approved in writing by the Local Planning Authority. The appointed engineer shall be retained for the duration of the below-ground works and shall oversee the critical structural elements of the development, including groundworks, excavation, underpinning and foundation works. The engineer shall ensure that appropriate measures are implemented to monitor ground and structural movement throughout the construction process, with the objective of ensuring impacts do not exceed Burland Category 1.

Reason: To safeguard the structural stability of the existing building and neighbouring properties during the construction of the basement and associated structural works, in accordance with Policies DM1 and DM18 of the Haringey Development Management DPD (2017).

- 11** The Owner shall enter into a legal agreement with the Council to secure that the occupiers of the additional residential units created by the development shall not be eligible to obtain residents' parking permits or visitor parking permits within the local Controlled Parking Zone, save for persons who are entitled to such permits by virtue of a statutory disability exemption or any successor legislation.

Reason: To promote sustainable travel patterns, minimise reliance on the private car, and ensure the development does not generate additional on-street parking demand, in accordance with London Plan Policies T6 and T6.1, Policy SP7 of the Haringey Local Plan (2017), and Policy DM31 of the Development Management DPD (2017).

- 12** The development hereby approved shall be carried out to achieve a maximum internal water consumption rate of 110 litres per person per day in accordance with the optional requirement of Building Regulation Part G2 (Water Efficiency).

Reason: The site is located within an area of serious water stress. This condition is imposed in the interests of sustainable development, to mitigate the effects of climate change, and to ensure the prudent use of natural resources in accordance with national and local planning policy.

- 13** The four residential units hereby approved shall be designed and constructed to meet the requirements of Building Regulation M4(2) (Accessible and Adaptable Dwellings), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of accessible and adaptable homes to meet the changing needs of residents and to accord with Policy D7 of the London Plan (2021), Policy DM1 of the Development Management DPD (2017) and the Council's objectives for inclusive design.

- 14** In the event that satellite or television reception equipment is proposed to serve the development, details of a communal satellite dish, television antenna and associated reception equipment shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. No individual satellite dishes, television antennae or other reception equipment shall thereafter be installed on the building without the prior written approval of the Local Planning Authority.

Reason: To ensure a coordinated and visually unobtrusive solution for television and satellite reception equipment and to safeguard the character and appearance of the building and the Highgate Conservation Area, in accordance with Policies DM1 and DM9 of the Development Management DPD (2017) and Policy SP11 of the Haringey Local Plan (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: 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 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Fire Safety

The submission/approval of this planning application does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations, with such a matter needing careful consideration in the context of these 2 new units and the existing units/residents within this 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: 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: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on information provided, this area is approximately 273.5sqm The Mayoral charge will be £19,891.66 (273.5 sqm x £72.73) and the Haringey CIL charge will be £121,302.72 (273.5 x £443.52). 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: Other restrictions

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

- 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.