

Application Number:	HGY/2026/0744
Application Type:	Full planning permission
Address:	2 Caversham Road, Tottenham, London, N15 3QP
Proposal:	Subdivision of the land and the proposal of a two-bedroom dwelling to the rear of 2 Caversham Road, including demolition of the existing single-storey side extension and associated landscaping, cycle and refuse storage (Revised Scheme).
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	17/03/2026
Applicant:	Siobhan Ahearne
Agent:	Ms Aygul Boyraz

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Construction of a detached two-bedroom two level dwelling with basement and front lightwell; associated amenity space including refuse & recycling storage; cycle storage.

The proposed development involves the subdivision of the existing residential curtilage to facilitate the construction of a two-bedroom single dwelling positioned to the rear of the site. In order to accommodate the new development and improve the spatial arrangement of the site, the scheme also includes the demolition of the later-added side extension to the existing property, which currently forms a narrow access corridor. The removal of this structure allows for the restoration of the original side access arrangement, improving circulation to the rear garden area.

As part of the current proposal, the single-storey side extension is proposed to be demolished. Its removal will allow the reinstatement of a more traditional side access arrangement and significantly improve access to the rear portion of the site.

The dwelling will have a height of 2.8m above ground level with a flat roof design detail incorporating green roof. Proposed basement levels extend 2.5m below ground level.

A lightwell of 1.8m in depth and 6.0m in width is proposed. The building will be approximately 7m in width and 6.0m in depth.

Site and Surroundings

The application site originally forms part of a rear portion of the garden of 2 Caversham. The site is generally flat and currently contains an area of overgrown shrubs and vegetation and some hard standing. The surrounding area is wholly residential in character.

The property is not located within any Conservation Area and is not located within the curtilage of a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- HGY/2003/0178 - Erection of full width rear dormer roof extension – Refused 11/03/2003.
- HGY/2002/1540 - The retention of single storey side and rear extension – Granted 18/12/2002.
- HGY/1990/0804 – Erection of 2 storey dwelling house – Refused 26/09/1990.

There is no enforcement planning history in relation to the site.

2. Consultation response

2.1 The responses below were received following consultation on the application:

Internal:

1) LBH Transportation Team: No objection subject to conditions:

- *The site has good public transport accessibility (PTAL=4) and is located within a CPZ. A car free development is acceptable in this location.*
- *Cycle parking /storage provision for two bicycles is proposed is acceptable.*
- *Provision for refuse storage is located in the front yard.*
- *Submission of a construction logistics management plan for approval prior to start of works will be required and can be secured by condition.*
- *The applicant will be required to undertake a highway dilapidation survey prior to works commencing and agree to work.*

2) LBH Carbon Management Team: No objection, subject to conditions.

3) LBH Waste Team: No comments

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 36 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: 3

Objecting: 3

Supporting: 0

The following issues were raised in representations that are material to the determination of the application are summarised and addressed in the next section of this report:

- Objection on the grounds that proposal would result in loss of sycamore tree and unnecessary loss of biodiversity.
- Concerns about how this proposed building will affect the historic wall and privacy and amenity of the adjoining gardens.
- The proposal does not result in compliance with BNG national standards as the site has achieved a net loss of 31.34% area habitat. This contravenes the mandatory 10% gain which is specified in Haringey's biodiversity policies and the London Nature Recovery Strategy.

Comments on representations:

- The proposed design of the building is considered to acceptable, given the restrictive nature of the site. The single storey design projection slightly above the fence line, would not have impact in terms of light, privacy and overshadowing. The design strikes a balance between the design of the dwellings and the impact on the surrounding adjoining occupiers.
- The removal of 1 tree as highlighted in BNG report stated that the existing tree cover is considered to be mediocre, the majority of the trees are poor specimens, and they do not make a significant visual contribution to the surrounding area.
- The site is not known to contain any wildlife habitats and s such a condition would be imposed to ensure that any significant trees likely to affected by the development would be protected.

4 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Background;
3. Design and appearance;
4. Impact on the character and appearance of the conservation area;
5. Standard and quality of residential accommodation;
6. Impact on neighbouring amenity;
7. Transport considerations;
8. Trees and landscaping;
9. Energy and sustainability and

- 10. Biodiversity
- 11. Waste management
- 12. Other considerations.

Principle of development

Supply of housing and small sites

Government policy as set out in the National Planning Policy Framework 2024 requires Local Planning Authorities to significantly boost the supply of housing (paragraph 61), with it also identified that small and medium-sized sites can make an important contribution to meeting the housing requirement (paragraph 73). Matters of making efficient use of land must be balanced with the desirability of maintaining the character of an area (paragraph 193).

The London Plan 2021 policy on small sites (H2) is afforded weight in the determination of such schemes. Policy H2 sets out a presumption in favour of small sites and seeks to promote infill development on vacant or underused sites within PTALs 3–6 and within 800m of a Tube or rail station. The site here has a PTAL of 4 and is located within 800m of Bounds Green Underground Station.

Both the NPPF and Policy H2 allow, in principle, for infill and some forms of garden-land development, provided proposals respect local character, safeguard amenity, and do not undermine openness or biodiversity. Neither policy imposes a blanket restriction on development of former garden land; instead, they require a context-sensitive approach that ensures subordination, appropriate scale, and the retention of key spatial qualities.

Whilst it is acknowledged that there is an emphasis on utilising small sites it is also highlighted that the sites are to be appropriately designed and sympathetic the built environment and landscape setting. This is further reflected below with other matters that also need to be taken into account in considering this application.

Backland development

The local plan has a specific policy on backland, infill and garden land development. Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land but equally the subtext of the policy outlines that for the Council to meet its housing needs, optimising existing built sites it may be necessary, but importantly such development should be of “sensitive design in order to not detract from the character of the street scene, the architectural integrity and scale of adjacent building or from residential amenity”. Part B of the policy outlines a number of criteria that should be met in relation to infill/backland development, as set out below.

- A) Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
- B) Provide a site specific and creative response to the built and natural features of the area;
- C) Where appropriate, repair or re-provide street frontages and provide additional

passive surveillance and increased security;

D) Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;

E) Retain and provide adequate amenity space for existing and new occupants;

F) F) Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and

G) Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

The development here is viewed to be a backland development, being previously occupied as garden area. The proposal would involve the erection of a two level 2 bed 3-person dwelling involving a basement level, above ground storey. The gated entrance of the building is orientated to Caversham Road.

The backland site has an area of approximately 75.80 sq.m. In an effort to respond sensitively to the surrounding area and meet the requirements of the London Plan the requirements the development has implemented a number of levels where the bedrooms, a bathroom and storage are located on the basement level, reducing the height of the development above street level.

The principle of development for a small dwelling on the site is considered acceptable, in the Officers opinion the development proposed does respect local context, it is sensitive to the constraints of the sites and its immediate surroundings. Specifically, the siting, bulk and design of what is proposed would introduce a modest building which would respect relationship with surrounding buildings and would not harm to the area. These matters are assessed further below.

Background

The proposal was originally submitted to the council as a two-storey dwelling. The proposed design was unacceptable in such restrictive site. The proposed design of the new dwellings has been amended in response to the planning officer's advice by reducing the overall scale of the development, reduction to the height from two-storey to single storey including basement, introduction of landscape. It is considered that the design would be a subservient and strike a balance a balance between the aspiration of the applicant to deliver an acceptable modest dwelling home and the minimise the impact of the scheme on the amenities of the adjoining occupiers.

Design and appearance

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 '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.

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.

The buildings have designed so as to have a limited impact on the perceived garden setting. The building will be appreciated as a single storey structure due to the subterranean level and therefore will be no higher than the existing garages blocks and existing boundary walls. The building does not encroach further into the garden than the existing garages and whilst the built form will extend along the rear boundary, this too will not rise higher than the rear boundary wall. The layout of the buildings has been designed as such so that the fenestration faces inwards, and the design details have been proposed to obscure the glazing from any private views, therefore the appreciation of the building as a dwelling will be limited from any buildings in the immediate area.

A green sedum roof is proposed with a centrally placed roof lights – the visual impact of which would be minimal once the sedum roof has mature growth. The building would be a contemporary appearance which whilst not in keeping with the frontage properties to Caversham Road but would reflect an enhance well design single storey building which fit comfortably within the plot size.

Furthermore, the building will have significant landscape around it and therefore when overlooked is considered to be an enhancement on the existing overgrown landscape area. Consequently, the proposed buildings are considered to be acceptable in design, being an enhancement on the existing situation and having a limited impact on the character and appearance of the area.

Basement

In considering the basement excavation in terms of design, Part A (c) of Council's adopted Policy DM18 is of particular relevance. The policy states basement development should avoid harm to the appearance or setting of property or the established character of the surrounding area, ensuring lightwells and means of escape are sensitively designed and discreetly located. Furthermore, the Policy DM18 provides advice and guidance on the siting and detailed design of the necessary manifestations. The policy DM18 also requires Basement Impact Assessment (BIA) to be submitted with all basement applications.

The principle of excavating a basement beneath the proposed building are not contentious in design terms. The external manifestations include lightwell to the front of the building and internally access staircase from the basement level. The scale and positioning of the lightwell is considered to be in accordance with policy DM18. They are principally located against elevation and have been designed as part of the landscaping scheme; therefore, they are considered to have a limited impact on the garden setting and the character and appearance of the wider area.

Standard and quality of residential accommodation

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.

The proposal would comprise 1 x 2 bedrooms dwelling house. The proposed dwelling meets the minimum standard set in the London Plan - as shown on the table below:

Bed	Size	Bedsizes	Outdoor space	Storage space	Floor height
2b3p	70.1m2 (70M2 required)	Complies	25sqm Complies	Complies	Complies

The resulting units meets the minimum standards and provides satisfactory floor space resulting in residential accommodation of adequate quality with a functional layout as well as provision of dual aspect.

The bedrooms and living space to the new houses are well above the minimum room sizes requirements stipulated within the London Plan Policies. Proposal would result in provision of adequate private outdoor amenity space which meets the minimum required standards stipulated within the London Plan Policy.

Overall, scheme would result in good standard residential accommodation with dual aspect, outlook from habitable rooms, natural ventilation, privacy and light levels. This would be in

line with aims and objective of the NPPF, Policy 3.5 of the London Plan; Policies SP2 and SP11 of the adopted London Plan.

Impact on neighbouring 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

The proposed building would encompass most of the plot with limited external space and separation from the site boundaries. Officers note that a daylight and sunlight study was submitted as part of this application. The report includes assessment against Vertical Sky Component, Daylight Distribution, as well as overshadowing of gardens. All neighbouring windows pass the VSC and Daylight Distribution tests. All gardens also meet the BRE recommended guidance, though it is noted that the development will result in the reduction by 11% of sunlight to the rear garden of no. 50 Palmerston Road, to a total of 46%.

While the proposal may satisfy a number of BRE metrics as relates to neighbouring properties, compliance alone does not demonstrate the proposal is acceptable in planning terms. Impacts relevant to dominance, enclosure, overlooking and privacy are relevant to neighbour amenity, noting also the objection received from the neighbouring property.

The proposed dwellings would appear as a single building when viewed from the adjacent residential gardens. The eaves height at all boundaries with adjoining gardens would be 2.8m which is considered acceptable in the context of the long rear gardens of the surrounding streets. Therefore, it is not considered that proposed dwellings would give rise to any increase sense of enclosure to or overbearing impact upon any residential properties in the vicinity of the site. In view of the distance between the proposed building and surrounding residential properties it is not considered that there would be any unacceptable reduction in daylight/sunlight levels to residential properties.

The acceptable design, scale, massing, height and window treatments are considered to have been well considered to ensure that the development will safeguard the amenity levels of adjoining occupiers to exert no material loss of outlook, enclosure nor increased incidence of overlooking or loss of privacy as a result of the proposed development.

The proposed rear dwelling is no higher than the existing adjoining outbuildings and rear shed, it is not considered that it will result in an increased sense of enclosure to the residential block to the rear, or either of the adjoining properties.

In terms of the rear building line will project further than existing and the side elements will sit closer to the boundary with the neighbouring properties. However, the rear projection of the building is set in from the boundaries and therefore is a sufficient distance away to prevent any increased sense of enclosure to the windows in the rear of the adjoining properties.

Transport considerations

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.

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'.

The site has a PTAL value of 2 – which is considered 'very poor' access to public transport services. The value of 2 results where there are two buses services within the 3-4-minute walk distance of 640m and no rail services within the 15-minute walk distance. In this case public transport services are accessible outside of these walk distances, namely Turnpike Lanes (15-minute walk) and bus services are also accessible but outside of the 640m/3-minute walk distance.

The site is also within Wood Green Outer Zone' CPZ, which has operating hours of 0800 – 1830 Monday to Friday. The applicant has provided a parking statement, which would indicate current parking level of 75.5% and is below the 90% parking threshold within the street. It would be possible to accommodate vehicle on the street with the proposed development. Therefore, it is considered that proposed development would have no impact on the performance and safety of the surrounding highway network.

A construction logistics management plan would be conditioned.

Trees and landscaping

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.

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.

Objectors raised concerns regarding the removal of a tree and the hedge and the requirement for a Biodiversity checklist. The removal of tree that are not specially protected or hedging does not require planning permission. The site itself is typical backland garden and there is no indication that it contains protected habitat.

Energy and sustainability

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.

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.

The agent has submitted an Energy Statement Report, which Carbon Management Officers have reviewed and find sufficient to conclude that the proposal will be consistent with the relevant policies regarding sustainability, subject to conditions.

The development achieves a reduction of 64 % carbon dioxide emissions on site (0.6 tCO₂) from a Building Regulations Part L 2021 compliant building. Payment of carbon offset contribution prior to the above ground construction works at £924, based on £2,850 per tonne of carbon emissions.

Biodiversity

Policy G6 of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy SP11 of the Local Plan echoes the London Plan in its strategic approach to protect and enhance biodiversity, providing a net gain in the quality and quantity of Newham's natural environment.

The Environment Act 2021 introduced statutory requirements to deliver a BNG of 10%. More specifically, from April 2024 Biodiversity Net Gain is now mandatory for all minor applications. This means a development will result in more or better-quality natural habitat than there was before.

The level of proposed vegetation and planting would result in a notable uplift to existing biodiversity levels and remove the existing problematic vegetation. The biodiversity response is therefore supported

Waste management

Policy SP6 of the Local Plan outlines the need for development in Haringey to minimise waste and work towards a more sustainable approach for waste management. The London Plan seeks a wider goal for all development proposals in London. The Housing SPG requires

that storage facilities for waste and recycling containers should be provided in accordance with Local Authority requirements.

Further, Policy SP11 of the Local Plan seeks to ensure innovative approaches to sustainable waste management with the provision of waste and recycling storage and that such approaches accord with the Council's Waste Management Guidelines for Architects and Property Developers.

4 standard 240L wheeled bins are proposed and would be stored underneath the existing under-croft, which is proposed to be secured by screening/gates. The capacity and siting of the bins is acceptable.

5 Conclusion

The proposal is considered acceptable. Subject to the recommended conditions set out below, it is considered that the proposed development of garages to the rear of Ashfield Road would comply with the objective if the Haringey's adopted DPD and the Local Plan. The principle of development is considered acceptable when considered in the context of the existing garages within the rear backland.

The proposed building would be of an appropriate design and in keeping with the contemporary building within backland development and would not harm the character of the locality.

There would be no loss of sunlight/daylight or privacy to neighbouring residential properties and as such it is not considered that the development would give rise to any harmful amenity impact.

The proposed development would be in general accordance with the London Plan and the adopted Haringey's DPD Policies and Local Plan (2017).

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

6. CIL APPLICABLE

The development is less than 100 square metres but is for a whole new unit and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £5,091(70sqm x £72.73) and the Haringey CIL charge will be £4,216.80 (70sqm x £60.24 (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. An informative will be attached advising the applicant of this charge.

7. RECOMMENDATION

GRANT 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings & supporting documents list:

PL01C - Existing & Proposed Block Plan;
PL02B - Existing Ground Floor & Roof Plans (Whole Site);
PL03B - Existing & Proposed Elevations (2 Caversham Road);
PL04D - Proposed Ground Floor & Roof Plans (Whole Site);
PL05D - Proposed Plans, Elevations & Sections (New Dwelling);
PL06D - Proposed Contextual Elevations;
PL09B - Proposed Bin & Bicycle Store Details;
REV-XX-YY-001-R02 - Proposed Floor & Roof Plans (Service & Plant Layouts); &
REV-XX-YY-002-R02 - Proposed Plans, Elevations & Sections (Service & Plant Layouts);

Domestic Overheating Assessment dated 27th Feb 2026;
Biodiversity Net Gain (BNG) Assessment Rev A;
Design & Access Statement dated March 2026; &
Energy Statement dated Feb 2026.

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

- 3 Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:
 - a) solid brickwork (including brick panels and mortar courses)
 - b) timber cladding (brochure specifications]
 - c) window treatment (materials and specifications);
 - d) roofing materials;
 - e) any other materials to be used.

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

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan

- 4 Details of a drainage strategy for a sustainable urban drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall be based on an assessment of the potential for disposing of surface water by means of appropriate sustainable drainage systems and be designed to maximise water quality, amenity and biodiversity benefits. The submitted details shall include the scheme's peak runoff rate and storage volume and demonstrate how the scheme will achieve no net increase in surface water run-off from the site post-development. The drainage system shall be installed /operational prior to the first occupation of the development.

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

Reason: To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter in compliance with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

- 5 The development hereby approved shall be constructed in accordance with the Energy Statement by Baseenergy (dated Feb 2026) delivering a minimum 64% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) and a solar photovoltaic (PV) array delivering minimum 20% of overall carbon reduction.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 64% reduction, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)
- Specification of any additional equipment installed to reduce carbon emissions.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

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 (2017) Policies SP4 and DM22.

- 6 (a) Prior to the above ground commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. Living roof must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:
- i) A roof plan identifying where the living roof will be located;
 - ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
 - iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate
 - iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
 - v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
 - vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
 - vii) Management and maintenance plan, including frequency of watering arrangements.
- (b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 7 No development (including demolition works) shall take place on site unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities

- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

The development shall be carried out strictly in accordance with the details so approved and no change there from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the development does not adversely impact on neighbouring residential amenity due to its construction and operation in accordance with Policy DM1 of the adopted DPD (2017).

- 8 No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan, TPP) and the appropriate working methods (the arboricultural method statement, AMS) in accordance with Clause 7 of British Standard BS 5837 2012 –Trees in Relation to Demolition, Design and Construction has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with Policy DM 1 of the adopted DPD (2017).

- 9 The landscaping details shall be carried out in accordance with the details submitted in plan No.197A_PL04D.

All landscaping in accordance with the approved scheme shall be completed / planted during first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as so after.

Reason: To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired. To comply with Policies DM1 and DM19 of the adopted DPD (2017).

- 10 Prior to the first use/occupation of the approved development, the cycle parking arrangements shown on approved drawing numbers PL04D & PL09B shall be implemented in accordance with the approved details and permanently retained thereafter.

The development shall not be occupied until a minimum of 2 cycle parking spaces have been provided for users of the development, in accordance with the London Cycling Design Standards. The details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design

Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 11 Prior to the first use/occupation of the approved development, the refuse storage area shown on approved drawings shall be implemented in accordance with the approved details and permanently retained 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 D4 of the London Plan 2021.

- 12 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (or any amended/updated subsequent Order) no additional windows, extensions or alterations to the dwellinghouse(s) hereby approved shall be carried out or constructed without express planning permission.

REASON: To ensure that the Local Planning Authority has control over future extensions and alterations to the resulting dwellinghouse(s) in view of the limited space within the site available for such changes and the impact such changes may have on residential amenity and the overall good design of the scheme consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

- 13 Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £924.00 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

- 14 (a) Prior to commencement of any works on site including works of demolition, earthworks and construction, a full Basement Impact Assessment (BIA) in accordance with Policy of the DM18 of the Council's adopted DPD shall be submitted to and approved in writing by the Local planning Authority. The information required would normally need to cover the following: surface flooding, ground water flow, land stability, environmental effects and residential amenity. The development shall be carried out in accordance with the details in the approved BIA.

(b) No development 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.

Informatives:

INFORMATIVE: Details of Highway Agreement - Section 278

The applicant is advised that an agreement under Section 278 of the Highways Acts 1980 will be required to make good any footway or Highway damage during the construction and demolition processes.

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 £5,091 (70sqm x £72.73) and the Haringey CIL charge will be £4,216.80 (70sqm x £60.24 (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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

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: 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.