

Officer Report

Application Number:	HGY/2026/0586
Application Type:	Approval of details reserved by a condition
Address:	Fairport, Fortis Green, Hornsey, London, N10 3BQ
Proposal:	Approval of details pursuant to conditions 3 (Materials), 4 (Landscaping), 5 (Green Roof), 6 (AMS), 7 (Cycle Parking), 8 (CMLP), 9 (Energy Statement) and 11 (Plant Noise) attached to planning permission ref: HGY/2022/2178.
Case Officer:	Mark Chan
Valid Date:	09/04/2026
Applicant:	Mr Eliades
Agent:	Mr David Mullaly

RECOMMENDATION

Approve

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2022/2178 – Redevelopment of site consisting of existing garage outbuilding to the rear of the grounds of Fairport. Creating to create a one new three-storey family dwelling facing onto Fortismere Avenue with associated refuse storage and external space (AMENDED DESCRIPTION. Granted permission 31/05/2024.

2. CONSULTATION RESPONSE

Internal Consultees

LBH Carbon Management Officer – The submitted information is acceptable, and we recommend condition 5 to be discharged. As for condition 9, the applicant should provide a roof plan showing the proposed PV layout and the number of panels.

LBH Tree Officer – I am satisfied with the level of details for discharging conditions 4, 5 & 7.

LBH Transportation Team – Thank you for sending through the additional information. I can confirm that there are now no further transport concerns.

LBH Conservation Officer – No objection was received.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

No above ground works shall take place until the following details of the buildings/ structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

- a. particulars and samples of the materials to be used on the external faces of the buildings;
- b. details of the elevations of the development (elevations, plans and cross-sections at scale 1:20) as well as typical details of the fenestration and entrances;
- c. details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- d. details of the refuse bin enclosure;

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Fortis Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Pursuant to discharge of Condition 3, the applicant has provided the information described below in respect of the above referenced condition:

- Location Plan
- Conditions Schedule Cover Note
- Discharge of Conditions Report prepared by Crawford Partnership Architects dated Feb 2026

In terms of external faces of the building, the submitted documents photos show that Acme Single Camber Heritage - Ashurst - Fine Sanded Finish façade tiles would be used, the metal cladding would be Greencoat PLX Metallic Copper, the timber cladding would be from Lunawood Luna Triple, and the roof tiles would be Acme Single Camber Heritage - Weathered - Fine Sanded Finish. The submitted Conditions Report also provided details of the elevations of the approved development as well as typical details of the fenestration and entrances as well as the specification and locations of the rainwater goods.

The Council's Conservation Officer was consulted and no objection was received.

As such, the submitted details are hereby approved in respect of discharge of Condition 3.

Condition 4 reads:

Full details of both hard and soft landscaping works, details of boundary treatment and details of the refuse and recycle enclosure shall have been submitted to and approved in writing by the Local Planning Authority.

The approved detail shall thereafter be carried out and implemented in strict accordance with the approved details, including landscaping in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to discharge of Condition 4, the applicant has provided the information described below in respect of the above referenced condition:

- Location Plan
- Conditions Schedule Cover Note
- Discharge of Conditions Report prepared by Crawford Partnership Architects dated Feb 2026

The submitted Conditions Report has provided details of the refuse store in the front garden which will have a capacity of 1no. 240L refuse bin, 1no. 240L dry recycling bin and 1no. 25L food waste bin. Permeable paving would be installed in the frontcourt and pleached trees would be planted along the northern boundary with Fairport House which act as screens.

The Council's Conservation Officer and Tree Officer were consulted and no objection were received.

As such, the submitted details are hereby approved in respect of discharge of Condition 4.

Condition 5 reads:

Prior to the commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with native 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 roofs will be located; Planning Officer Delegated Report;
- ii) A section demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;
- iii) Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); and
- iv) Management and maintenance plan, including frequency of watering arrangements.

The approved living roofs shall be provided before the development is first occupied and 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 Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Pursuant to condition 5, the applicant has provided the following drawings and information described below in respect of the above referenced conditions:

- Location Plan
- Conditions Schedule Cover Note
- Discharge of Conditions Report prepared by Crawford Partnership Architects dated Feb 2026
- Tree Protection Plan & Arboricultural Method Statement prepared by RW Tree & Land dated 12/02/2026

The proposed biodiverse green roof would comprise an extensive substrate with a minimum depth of 120mm. It would include a combination of native wildflowers and herbs selected from species: Bird's-foot Trefoil, Oxeye Daisy, Selfheal, Common Knapweed, Yarrow, Red Campion, Wild Marjoram and Common Thyme. The roof would not rely solely on sedum species and would be maintained through periodic vegetation and drainage inspections, with annual cut-back and replacement planting undertaken where necessary.

All approved elements would be implemented in strict accordance with the approved details. Landscaping would be installed in the first planting and seeding season following either occupation of the dwelling or completion of development, whichever occurs first. Any trees or plants that die, are removed, or become damaged or diseased within five years of completion would be replaced during the next planting season with specimens of similar size and species.

The Council's Tree Officer and Carbon Management Officer were consulted and after reviewing the submitted documents, have recommended the discharge of condition 5.

As such, the submitted details are hereby approved in respect of Condition 5.

Condition 6 reads:

Notwithstanding the Arboricultural Impact Assessment submitted prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of protection measures and techniques to be adopted for the protection of trees from damage during the course of any activity related to the development, including foundation design, shall be submitted to the Local Planning Authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) and thereafter implemented accordingly.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 6, the applicant has provided the following drawings and information described below in respect of the above referenced conditions:

- Location Plan
- Conditions Schedule Cover Note
- Discharge of Conditions Report prepared by Crawford Partnership Architects dated Feb 2026
- Tree Protection Plan & Arboricultural Method Statement prepared by RW Tree & Land dated 12/02/2026

The applicant has submitted an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), prepared in accordance with BS 5837:2012. The documents provided details on the installation of protective measures to safeguard retained trees during demolition, construction, and associated site activities. This includes, where relevant, protective fencing, ground protection, root protection areas, foundation design, service routing, and access arrangements.

The AMS and TPP would be implemented in full for the duration of the development works, and no variation will take place without prior written agreement.

The Council's Tree Officer was consulted and after reviewing the submitted documents, have recommended the discharge of condition 6.

As such, the submitted details are hereby approved in respect of Condition 6.

Condition 7 reads:

The applicant will be required to provide a minimum total of 2 x long-stay cycle parking spaces in line with the London Plan (2021) standards and the London Cycle Design Standards.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycle Design Standards.

Pursuant to condition 7, the applicant has provided the information described below in respect of the above referenced conditions:

- Location Plan
- Conditions Schedule Cover Note
- Discharge of Conditions Report prepared by Crawford Partnership Architects dated Feb 2026

The submitted document shows that a total of two cycle storage spaces in a locked cycle store would be installed in the front court of the property. The location and dimensions of the storage space have been provided. The enclosure would comprise a timber-framed structure with timber-clad elevations and a waterproof roof covering, providing a durable and visually appropriate form of weather-protected storage.

The Council's Transportation Team was consulted and after reviewing the submitted documents, have recommended the discharge of condition 7.

As such, the submitted details are hereby approved in respect of Condition 7.

Condition 8 reads:

Prior to the commencement of development, a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Officer Delegated Report Planning Authority. The document shall follow the best practice guidelines as set out in the Construction Logistics and Community Safety (CLOCS) standard requirements and CLOCS and Transport for London's Construction Logistics Planning (CLP) Guidance (2021).

The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a. The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b. The estimated peak number and type of vehicles per day and week;
- c. Estimates for the number and type of parking suspensions that will be required; and
- d. Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle

numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety.

Pursuant to condition 8, the applicant has provided the information described below in respect of the above referenced conditions:

- Location Plan
- Conditions Schedule Cover Note
- Discharge of Conditions Report prepared by Crawford Partnership Architects dated Feb 2026
- Construction Management Plan dated January 2026

The Council's Transportation team was consulted and commented the original Construction Management Plan did not provide enough details and clarifications including the works programme, site access and traffic management systems, loading and unloading of goods, materials and plant, number of construction vehicles, measures to control the emission of dust and dirt during construction, recycling/disposal of waste resulting from construction works and other relevant information was needed.

Based on the above comments, the applicant has revised and resubmitted the above Construction Management Plan. The Council's Transportation team is satisfied with the amended Construction Management Plan and has no objection.

As such, the submitted details as amended are hereby approved in respect of Condition 8.

Condition 9 reads:

An updated energy report shall be submitted to and approved in writing by the Local Planning Authority prior to the superstructure works commencing on site showing no less than a 77.6% percentage improvement in carbon emissions over 2021 Building Regulations Part L are still to be achieved, including the following details:

- Location, specification and efficiency of the proposed ASHP unit;
- Details of the PV arrays to be installed in the form of a roof plan showing the number, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).

The development shall thereafter 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.

Within six months of first occupation, evidence that the PV array and ASHP installation have been installed correctly shall be submitted to and approved by the Local Planning Authority, namely 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 Policy SP4 and DM22.

Pursuant to condition 9, the applicant has provided the information described below in respect of the above referenced conditions:

- Location Plan
- Conditions Schedule Cover Note

- Discharge of Conditions Report prepared by Crawford Partnership Architects dated Feb 2026
- Energy & Sustainability Statement Ref: Z55630.1 prepared by Energy Counsel dated 24/02/2026

The Council's Carbon Management Officer noted that the submitted Energy Statement is an updated version of the one that was submitted with the original application. The proposed development would now achieve an overall carbon reduction of 88.99% which exceeds the 77.6% in the original scheme. The current scheme has PV array with a capacity of 4.5 kWp which also exceeds the PV output of 3 kWp in the original scheme. The above improvements are therefore supported. The Carbon Management Officer has also requested for a roof plan showing the layout of the proposed PV and the number of panels.

Based on the above comments, the applicant has revised and resubmitted the Energy & Sustainability Statement. Page 14 of the Statement shows the roof plan with the Solar PV installed on the south facing roof slope and Pages 23 – 24 shows the total number of Solar PV panel numbers to be installed is 10.

The Council is now satisfied with the amended Energy & Sustainability Statement and has no objection.

As such, the submitted details as amended are hereby approved in respect of Condition 9.

Condition 11 reads:

The noise level from the operation of the air source heat pump(s) thereafter approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump(s) result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Pursuant to condition 11, the applicant has provided the information described below in respect of the above referenced conditions:

- Location Plan
- Conditions Schedule Cover Note
- Discharge of Conditions Report prepared by Crawford Partnership Architects dated Feb 2026
- Energy & Sustainability Statement Ref: Z55630.1 prepared by Energy Counsel dated 24/02/2026

The proposed air source heat pump (ASHP) would be installed on southern elevation of the new dwellinghouse near the boundary fence. The ASHP would be set away from the nearest neighbouring properties by 3.5m to the south and 4.2m to the east. The model Mitsubishi 8.5kW Ecodan Monobloc ASHP has been chosen in line with the energy calculations in the Energy Statement. The sound pressure from the ASHP at low noise mode is 42dB.

Based on the submitted information, the Council does not consider the proposed ASHP would result in noise nuisance to the occupant of any neighbouring dwelling. The Applicant does not have

to install noise mitigation measures to the proposed ASHP unless the Council finds the noise level from the operation of the ASHP exceeds the limit set out by Condition 11 at a later time.

As such, the submitted details as amended are hereby approved in respect of Condition 11.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS 3, 4, 5, 6, 7, 8, 9 and 11.