

Mr Neil Rigden
Greenside House
50 Station Road
London
United Kingdom
N22 7DE

6 August 2026

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

Case Reference HGY/2026/0452
Location Avondale, Truro Road, Wood Green, London, N22 8DP
Proposal Removal of existing garages and erect a one-bedroom single storey dwelling.
Received 19 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
220 Avondale_Location Plan.pdf	The location plan	19 February 2026
220_1001 Revision C		28 July 2026
220_1100 Revision C		28 July 2026
220_1200 Revision B		28 July 2026

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

Conditions: (13)

- 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

220_1001 Rev C; 220_1100 Rev C; 220_1200 Rev B; Location Plan.

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

- 3 Prior to commencement of the above ground works, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: roof, fencing, and all external surfaces. Thereafter, the works shall be implemented and retained in accordance with the approved materials and details.

Reason: In order to ensure a satisfactory appearance for the proposed development, consistent with Policies SP11 of the Haringey Local Plan (2017) and Policies DM1, & DM12 of The Development Management DPD (2017).

- 4 The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.

- 5 The development shall not be occupied until the cycle parking and refuse

and waste storage and recycling facilities have been provided in accordance with the approved plans and shall be maintained for the lifetime of the development.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017 and in order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017.

- 6 The noise level from the operation of the air source heat pump hereby 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 results 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.

- 7 No development shall take place until a Construction and Demolition Management Plan, to include details of:
- I. A programme of works (including measures for traffic management);
 - II. 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;
 - III. Storage of plant and materials used in constructing the development;
 - IV. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
 - V. The erection and maintenance of security hoarding where appropriate;
 - VI. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
 - VII. Contact details for the Site Supervisor responsible for on-site works; have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reason: To 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.

- 8 The development hereby approved shall be constructed in accordance with the Energy Statement by Assessment Hive rev A (dated 10th Feb 2026) delivering a minimum 100% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pump (ASHP) and a minimum 3.08 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction the following details 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 26% 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;
- 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.

(b) The development shall be carried out strictly in accordance with the approved details. The solar photovoltaic (PV) array, including associated monitoring equipment, and the air source heat pump (ASHP) shall be installed and brought into use prior to first occupation of the dwelling. Thereafter, the approved energy infrastructure shall be retained and maintained for the lifetime of the development, with the solar PV array being inspected and maintained at least annually.

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.

- 9 The dwellings hereby approved shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

- 10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any Order revoking or re-enacting that Order, no extensions or alterations to the dwelling hereby approved, including the insertion of new windows and doors or alterations to existing windows and doors, shall be carried out without the prior grant of planning permission from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and prevent the overdevelopment of the site by controlling future extensions and alterations, in accordance with Policy D6 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

- 11** Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re enacting that Order, no part of the flat roof to the dwelling hereby granted shall be used as a roof terrace or balcony.

Reason: To safeguard the residential amenities of the neighbours and to prevent overlooking of the neighbouring properties by controlling roof extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

- 12** If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site.

- 13** All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london>.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ.

Informatives:

INFORMATIVE: Community Infrastructure Levy (CIL)

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given, the Mayoral CIL charge will be £4,727.45 (65sqm x £72.73) and the Haringey CIL charge will be £17,950.40 (65sqm x £276.16). This will be collected by Haringey should the scheme be granted on appeal and 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: 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: 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: Protection of Neighbouring Trees

The applicant is reminded that this permission does not authorise works to trees outside the application site. The applicant is responsible for protecting any neighbouring trees that may be affected by the development. Damage to neighbouring trees may give rise to civil liability and, where protected trees are affected, enforcement action. Arboricultural advice should be sought before works commence.

INFORMATIVE: Designing Out Crime Accreditation

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are

available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

INFORMATIVE: Naming & Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

- 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.