

Mr Kyriacou
46 Bramley Road
London
United Kingdom
N14 4HR

28 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/2023/2596
Location	Land to the rear of 104 and 106 Downhills Park Road (adjacent to 194 Higham Road), London N17 6PA
Proposal	Demolition of existing garage and outbuilding and the construction of a single storey building with pitched roof and dormer to front elevation, (facilitating one bedroom in the roofspace) roof lights and solar panels to the rear to form a two bedroom house.
Received	28 September 2023

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
1882-E03-02-A3.pdf	Section - Existing	27 September 2023
104-106 Downhills Park - Daylight and Sunlight Report.pdf	Daylight or sunlight assessment	27 September 2023
1882-E02-00-A3-P3	Existing Ground Floor Plan	30 January 2024
1882-E02-01-A3-P3	Existing Roof Plan	30 January 2024
1882-E01-00-A3-P3	Existing Location Plan, Block Plan, Aerial views	30 January 2024
1882-E01-01-A3-P3	Aerial Views	30 January 2024
1882-E03-01-A3-P3	Existing Rear Elevation	30 January 2024
1882-E03-00-A3-P3	Existing Front Elevation	30 January 2024
1882-DT01-00-A3-P2	Proposed Refuse and Cycle Storage Plan	30 January 2024
1882-P03-02-A3	Proposed Side Elevation and	11 April 2024

HGY/2023/2596

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Section AA		
1882-P03-01-A3	Proposed Rear Elevation	11 April 2024
1882-P03-00-A3	Proposed Front Elevation	11 April 2024
1882-P02-00-A3	Proposed Ground Floor Plan	11 April 2024
1882-P02-02-A3	Proposed Roof Plan	11 April 2024
1882-P02-01-A3	Proposed First Floor Plan	11 April 2024
1882-VS-00-A3	Existing and Proposed 3D visuals part 1	11 April 2024
11212 Downhills Park Rd Rev3		16 July 2024
12225 Energy Statement (Downhills Rd) Rev2		16 July 2024

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

Conditions: (15)

- 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 shall be completed in accordance with the approved plans 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.

1882-E01-00-A3-P3 (Existing Location Plan, Block Plan and Aerial Views),
1882-E01-01-A3-P3 (Aerial Views),
1882-E02-00-A3-P3 (Existing Ground Floor Plan),
1882-E02-01-A3-P3 (Existing Roof Plan),
1882-E03-00-A3-P3 (Existing Front Elevation),
1882-E03-01-A3-P3 (Existing Rear Elevation)
1882-E03-02-A3 (Existing Section),
1882-DT01-00-A3-P2 (Proposed Refuse and Cycle Storage Plan),
1882-P02-00-P4 (Proposed Ground Floor Plan),
1882-P02-01-PA (Proposed First Floor Plan),
1882-P02-02- P4 (Proposed Roof Plan),
1882-P03-00-P4 (Proposed Front Elevation),
1882-P03-01-PA (Proposed Rear Elevation).
1882-P03-02-P4 (Proposed Side Elevation and Section AA),

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** 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 building;
 - 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 proposed front boundary treatment and any new or

replacement boundary treatments to be installed as part of the development, including their design, materials, height and means of 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, consistent with Policies SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of the Development Management DPD (2017).

- 4 No above-ground works shall take place until full details of all hard and soft landscaping works, sustainable drainage features and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The details shall include proposed planting, hard surfacing materials, front and rear garden landscaping, rain garden and associated planting and sustainable drainage measures identified within the approved Surface Water and SuDS Assessment.

The approved details shall thereafter be implemented in full and retained for the lifetime of the development. The approved landscaping shall be carried out in the first planting and seeding season following the occupation of the dwelling or completion of the development, whichever is sooner. Any trees or plants 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 others of a similar size and species. The approved landscaping scheme, rain garden and associated sustainable drainage features shall thereafter be maintained and retained to the satisfaction of the Local Planning Authority.

Reason: To provide a suitable setting for the development, secure sustainable drainage and biodiversity enhancements, and minimise surface water runoff in accordance with Policy G7 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policies DM1, DM24 and DM25 of the Development Management DPD (2017).

- 5 Prior to the first occupation of the dwelling hereby approved, the refuse and recycling storage facilities and cycle parking shown on Drawing No. 1882-DT01-00-A3-P2 (Proposed Refuse and Cycle Storage Plan) shall be provided in full and made available for use. The approved facilities shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure adequate provision for cycle parking and the storage of refuse and recycling, in the interests of sustainable transport, effective waste management and the amenities of the area, in accordance with Policies 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 Prior to the first occupation of the development hereby the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway and to reinstate the public footpath at this location. This planting of a street tree in front of the site along Higham Road shall also be investigated as part of such works/ such an agreement.

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and the amenity of the area.

- 7 No works shall take place, other than site clearance, until a construction management plan for the proposed development has been submitted to and approved in writing by Local Planning Authority. The plan shall provide the following details:

I. A programme of works (including measures for traffic management);

II. Vehicle routing and if any reversing maneuvers 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 a 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;

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 prepared by BAESENERGY (dated 29 Jan 2023)

delivering a minimum 78% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 2.1 kWp solar photovoltaic (PV) array. Prior to above ground construction, a revised Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- The summary table reporting the carbon savings for each scenario of the energy hierarchy;
- A duly filled GLA's Carbon Emission Reporting Spreadsheet including the Energy Use Intensity and Space Heating Demand;
- 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 10% 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 by exploring the westerly facing roof for PV installation, 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 solar PV array and air source heat pump shall be installed and brought into use prior to first occupation of the dwelling and shall thereafter be maintained and retained for the lifetime of the development.

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 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 £712.50 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.

- 10** The dwelling shall not be occupied until details of the location of a water butt with a minimum capacity of 120 litres, to collect rainwater from the roof of the dwelling, have been submitted to and approved in writing by the Local Planning Authority. The approved water butt shall be installed before first occupation of the dwelling and retained thereafter.

Reason: To reduce the risk of flooding, minimise demand for water and increase the sustainability of the development, in accordance with Haringey Local Plan Policy SP5 and Policies DM21, DM24 and DM25 of the Development Management DPD (2017).

- 11** 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.

- 12** 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.

- 13** The air source heat pump to be installed shall be operated so that noise arising from its operation does not exceed 42dB LAeq (5 minutes) when measured at a point 1 metre from the window of any habitable room of a neighbouring residential property. Should the Local Planning Authority determine that the air source heat pump is giving rise to a noise nuisance, additional noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To protect the amenities of nearby residential occupiers, in accordance with Policy D14 of the London Plan (2021) and Policies DM1 and DM23 of the Development Management DPD (2017).

- 14** 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 outbuildings shall be erected and no extensions or alterations to the dwellinghouse hereby approved, including the insertion of or alterations to windows and doors, shall be carried out without planning permission first being obtained from the Local Planning Authority.

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

- 15** 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.

Informatives:

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (street.naming@haringey.gov.uk) to arrange for the allocation of a suitable address. In order to proceed with 'Street Naming and Numbering', please use the following web link: <https://www.haringey.gov.uk/streets-roads-travel/street-licences-applications/streetbuilding-naming-numbering>

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: 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: 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: 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.

INFORMATIVE: Community Infrastructure Levy

Based on the information shown on the approved plans, the development would result in 67.5sqm of net additional residential floorspace (85.5 – 18 sqm). The Mayoral CIL charge is estimated to be £4,909.28 (67.5sqm × £72.73) and the Haringey CIL charge is estimated to be £4,066.20 (67.5sqm × £60.24) (indexation included). These charges would be collected by Haringey should the development be implemented and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice and/or late payment. The final CIL liability will be calculated by the Council's CIL Team and may be subject to further indexation in accordance with the relevant Community Infrastructure Levy Regulations.

- 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.