

Mr - Scott
1 Athenaeum Road
Whetstone
London
United Kingdom
N20 9AA

4 September 2026

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

Case Reference HGY/2026/0451
Location 105 Raleigh Road, Hornsey, London, N8 0JD
Proposal Demolition of existing two-storey building and single storey building at the rear. Formation of a three-storey building (with basement level) comprising 5 self-contained flats, with front and rear lightwells and associated front bin store.
Received 18 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
1691.P1.E1 - Existing Ground Floor Plan.pdf	Floor Plan - Existing	18 February 2026
1691.P1.E2 - Existing First Floor and Roof Plan.pdf	Floor Plan - Existing	18 February 2026
1691.P1.E4 - Existing Rear and Side Elevations.pdf	Elevation (Rear) - Existing	18 February 2026
1691.P1.E3 - Existing Front Elevation.pdf	Elevation (Front) - Existing	18 February 2026
1691.P1.06 - Roof Plan.pdf	Additional plans	18 February 2026
1691.P1.04 - Basement and Ground Floor Plan.pdf	Additional plans	18 February 2026
1691.P1.05 - First and Second Floor Plan.pdf	Additional plans	18 February 2026
1691.P1.07 - Front Elevation.pdf	Elevation (Front) - Proposed	18 February 2026
1691.P1.08 - Rear Elevation.pdf	Elevation (Rear) - Proposed	18 February 2026
1691.P1.03 - Proposed Site Plan.pdf	Layout Plan - Proposed	18 February 2026
1691.P1.02 - Block Plans.pdf	Block plan of the site	18 February 2026
1691.P1.09 - West Elevation.pdf	Elevation (Side) - Proposed	18 February 2026
1691.P1.11 - Section AA.pdf	Section - Proposed	18 February 2026

1691.P1.10 - East Elevation.pdf

Elevation (Side) -
Proposed 18 February 2026

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

Conditions: (17)

- 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.

Approved drawings and documents:

1691.P1.02 - Block Plans, 1691.P1.10 - East Elevation, 1691.P1.11 - Section AA, 1691.P1.09 - West Elevation, 1691.P1.03 - Proposed Site Plan, 1691.P1.08 - Rear Elevation, 1691.P1.07 - Front Elevation, 1691.P1.05 - First and Second Floor Plan, 1691.P1.04 - Basement and Ground Floor Plan, 1691.P1.06 - Roof Plan, 1691.P1.E3 - Existing Front Elevation, 1691.P1.E4 - Existing Rear and Side Elevations, 1691.P1.E2 - Existing First Floor and Roof Plan, 1691.P1.E1 - Existing Ground Floor Plan.

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 development shall take place until details and samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Samples of the proposed facing brickwork, mortar and zinc cladding/roofing materials;
- b) Details of the colour, finish and profile of all windows and external doors;
- c) Details of the proposed front boundary treatment, including walls, railings, gates and entrance enclosures;
- d) Details of the design, materials and appearance of the refuse and recycling store;
- e) Details of the privacy screens and perforated metal panels shown on the approved drawings.
- f) The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

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

Reason: To ensure a high-quality appearance that responds positively to the character of the Harringay Ladder and Raleigh Road, in accordance with Policies D3 and D4 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Development Management DPD (2017).

- 4 Prior to first occupation of the development hereby approved, details of the design, dimensions, materials and means of enclosure of the cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority.

The cycle parking shall provide a minimum of 12 secure and covered cycle parking spaces and shall be installed in accordance with the approved details prior to first occupation of the development. The cycle parking facilities shall thereafter be retained and kept available for cycle parking at all times.

Reason: To ensure the provision of safe, secure and convenient cycle parking facilities and to promote sustainable modes of transport, in accordance with Policy T5 of the London Plan (2021), Policy SP7 of the Haringey Local Plan (2017) and Policy DM31 of the Development Management DPD (2017).

- 5 Prior to first occupation of the development hereby approved, details of hard and soft landscaping, including boundary treatments, planting, biodiversity enhancements and a programme for implementation and maintenance, shall be submitted to and approved in writing by the Local Planning Authority.

The approved landscaping scheme shall be implemented during the first planting season following first occupation or completion of the development, whichever is sooner, and shall thereafter be retained and maintained.

Any trees or plants that die, are removed or become seriously damaged or diseased within five years of planting shall be replaced with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a high-quality landscaping scheme that enhances the appearance of the development, safeguards visual amenity and biodiversity, and provides an appropriate setting for the development, in accordance 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).

- 6 The upper-floor side-facing windows shown on drawing 1691.P1.10 (East Elevation) shall be fitted with obscure glazing and shall be non-opening below a height of 1.7 metres above the finished internal floor level. The windows shall be installed prior to the first occupation of the development and permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of the amenity of neighbouring occupiers, in accordance with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Development Management DPD 2017.

- 7 Prior to the start of demolition works, a construction logistics and management plan for the proposed development has to be submitted to and approved in writing by Local Planning Authority. The plan shall provide the following details:
- a. A programme of demolition and construction works, including details of any traffic management measures.
 - b. Details of construction vehicle routing and, where any reversing manoeuvres are required, provision for the management of vehicle movements by a qualified and certificated banksman.
 - c. Details of the storage of plant, equipment and materials used during demolition and construction.
 - d. Details of the construction compound, including the siting of any temporary site offices, welfare facilities, toilets, skips or other temporary structures.
 - e. Details of the erection and maintenance of security hoarding and any measures required to protect pedestrians and neighbouring properties.
 - f. Details of measures to minimise dust, dirt and debris arising from demolition and construction activities, including dust suppression, damping down, wheel-washing facilities and the sheeting of vehicles carrying demolition or construction materials.
 - g. Contact details for the Site Supervisor responsible for on-site works.
 - h. A photographic survey of the section of Raleigh Road immediately adjoining the site, to be submitted to and approved by the Local Planning Authority prior to the commencement of works, to provide a baseline against which any damage arising from demolition and construction activities can be assessed.

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 No development, including any excavation works, shall commence until a suitably qualified Chartered Civil Engineer (MICE), Chartered Structural Engineer (MStructE), or Chartered Geotechnical Engineer has been appointed to inspect, approve and monitor the critical elements of both temporary and permanent basement works. Details of the appointment, including the engineer's qualifications and responsibilities, shall be submitted to and approved in writing by the Local Planning Authority. The appointed engineer shall remain in post for the duration of the basement works.

Reason: To ensure that the basement is constructed safely and without adverse impacts on neighbouring buildings, land and infrastructure, in accordance with Policy DM18 of the Haringey Development Management DPD (2017).

- 9 The development shall be carried out in accordance with the principles and measures set out in the approved Drainage Pro-forma and supporting drainage information. Prior to the first occupation of the development, the approved surface water drainage and attenuation measures shall be fully implemented and thereafter retained and maintained for the lifetime of the development.

Reason: To ensure the satisfactory management of surface water and to reduce the risk of flooding in accordance 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).

- 10 The development hereby approved shall be carried out in accordance with the recommendations and tree protection measures contained within the approved Arboricultural Survey and Tree Constraints Plan prepared by Matthew Middle of Arbtech Consulting Limited, reference BS5837 - 105 Raleigh Road - Arbtech TSR 01 - 09-06-25. Any protective fencing, exclusion zones or other tree protection measures required by the approved arboricultural documentation shall be installed prior to the commencement of development and retained for the duration of demolition and construction works.

Reason: To ensure the protection and long-term retention of the existing trees on and adjoining the site during demolition and construction works, in

accordance 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).

- 11** The development hereby approved shall be carried out in accordance with the approved Energy and Sustainability Statement and shall achieve a minimum 54% reduction in regulated carbon emissions compared to the Building Regulations Part L 2021 baseline.

The development shall incorporate the energy efficiency measures and low-carbon technologies identified within the approved Energy and Sustainability Statement, including air source heat pumps and photovoltaic panels, or alternative measures that achieve the same or greater level of carbon reduction.

Prior to the commencement of above-ground works, details of the siting, specification and appearance of the proposed air source heat pumps and photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority.

The approved measures shall be installed prior to first occupation of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure that the development minimises energy demand and carbon emissions in accordance with the energy hierarchy and complies with Policy SI2 of the London Plan (2021), Policy SP4 of the Haringey Local Plan (2017) and Policy DM21 of the Development Management DPD (2017).

- 12** The residential units hereby approved shall be constructed to meet, as a minimum, the higher Building Regulations standard set out in Part G, limiting water consumption to no more than 110 litres per person per day using the fittings approach.

Reason: The site is located within an area of serious water stress and it is therefore necessary to maximise water efficiency, mitigate the impacts of climate change, promote sustainable development and ensure the prudent use of natural resources, in accordance with the NPPF and Policy SI5 of the London Plan (2021).

- 13** No occupation of the development hereby approved shall take place until a carbon offset contribution of £6,056.00 has been secured through a Unilateral Undertaking or such other mechanism as may be agreed in writing

by the Local Planning Authority, to address the residual carbon emissions arising from the development.

Reason: To ensure that the residual carbon emissions arising from the development are appropriately offset and to support the delivery of zero-carbon development, in accordance with Policy SI2 of the London Plan (2021), Policy SP4 of the Haringey Local Plan (2017), and Policy DM21 of the Development Management DPD (2017).

- 14** The noise level from air source heat pump shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor.

The plant/ equipment shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 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.

- 16** The ground-floor residential unit hereby approved shall be designed and constructed to meet the requirements of Building Regulations Approved Document M4(2) (Accessible and Adaptable Dwellings). All remaining residential units hereby approved shall be designed and constructed to meet, as a minimum, the requirements of Building Regulations Approved Document M4(1) (Visitable Dwellings).

Reason: To ensure that the development provides an appropriate level of accessibility and adaptability for future occupiers, in accordance with Policy

D7 of the London Plan (2021) and Policy SP2 of the Haringey Local Plan (2017).

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

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

Informatives:

INFORMATIVE: Hours of Construction Work The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

INFORMATIVE: 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.

INFORMATIVE: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £12,702.29 (174.65 sqm x £72.73) and the Haringey CIL charge will be £40,031.53 (174.65 sqm x £229.21 (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.

INFORMATIVE: Secure by Design

You are advised to review the Crime Prevention Officer's recommendations in developing the detailed design for this scheme, in relation to the following issues: external residential and individual entrance Door-sets, ground floor and accessible windows, bin lighting, storage, boundaries, climbing aids. See comments published on the

Council's planning portal in relation to this application.

INFORMATIVE: Thames Water Water Supply Assets

The proposed development is located within 15 metres of Thames Water's underground water supply assets. The applicant is advised that the development could affect these assets if appropriate measures are not taken. Reference should be made to Thames Water's guidance 'Working Near Our Assets' and any necessary approvals should be obtained before commencing works. Further information is available at:
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Thames Water Developer Services:
Email: developer.services@thameswater.co.uk
Telephone: 0800 009 3921

INFORMATIVE: Thames Water Wastewater Assets

The proposed development is located within 15 metres of Thames Water's underground wastewater assets. The applicant is advised that the development could affect these assets if appropriate measures are not taken. Reference should be made to Thames Water's guidance 'Working Near Our Assets' and any necessary approvals should be obtained before commencing works. Further information is available at:
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Thames Water Developer Services:
Email: developer.services@thameswater.co.uk
Telephone: 0800 009 3921

- 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.

