



Officer Report

Application Number:	HGY/2026/0964		
Application Type:	Full planning permission		
Address:	63 Sheldon Avenue, Hornsey, London, N6 4NH		
Proposal:	Demolition of the existing six-bedroom three-storey house and replacement with a new seven-bedroom three-storey house with basement.		
Case Officer:	Eunice Huang		
Valid Date:	02/04/2026		
Applicant:	Mr Ipakchi		
Agent:	Nigel Young		

1. PROPOSED DEVELOPMENT

This application is for the demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works.

The new three storey dwelling extends further to the rear, with a new basement and associated lightwells. The ground floor is composed of living areas and a study; the first and second floors comprise accommodation. The second floor is contained within a crown roof with one front and two rear dormers. The basement level includes a gym, cinema, guest bedroom, utility room, plant room, changeroom/bathroom and an indoor pool. Bin storage, bike storage (for 2 bicycles) and air source heat pumps are located in a nook on the northern side of the dwelling.

This planning application is a resubmission of an identical proposal that was granted planning permission under HGY/2022/4099 for *Demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works* on 9 October 2023.

2. SITE AND SURROUNDINGS

The application site is located on the north-western side of Sheldon Avenue within Highgate Conservation Area, in a sub-area known as 'Bishop's'. This sub-area was developed in the early 20th century by developer Walter Quennell as a residential estate of detached houses. Architect CHB Quennell (the older brother of Walter and a reasonably well-known architect and author) designed a number of houses in the area. Both brothers had previously worked on the nearby Hampstead Garden Suburb, and the estate reflects some of the characteristics and ideas emerging from the wider Garden Cities movement (such as shallow plan houses with access to generous gardens).

The layout of the estate is an important aspect of its special character: houses are set in spacious plots with large mature gardens, and gaps between houses allow views through to the rear. The Highgate Conservation Area Appraisal and Management Plan (2013) notes that the streets within the Bishops area are excellent examples of high quality residential development of the period (10.2.1), and that most of the existing buildings as well as the spacious plots, landscaping and trees contribute to the character of the area (10.6).

The existing dwelling is not considered to be of any special architectural or historic interest. The northern section of Sheldon Avenue, where the site is located, was not developed until the 1950s. The buildings in this area are generally not of any special interest. The Highgate Conservation Area Character Appraisal and Management Plan 2013 (CAAMP) explains that this area has been subject to the demolition and then the rebuilding of significantly sized replacement dwellings.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent planning history relating to the site as is as follows:

- HGY/2022/4099 – Demolition of the existing three-storey house (six-bedroom) and outbuilding, erection of replacement three storey house (seven-bedroom) with a basement and associated landscaping works.
- PRE/2022/0156 – Pre-application for demolition of existing house and construction of two-storey single dwelling with accommodation in roof-space and new basement. Advice issued 05/08/2022.
- OLD/1961/0900 – Plunge pool at rear. Approved with conditions 26/7/1961.
- OLD/1957/0578 – Detached house integral garage. (revised). Approved with conditions 23/10/1957.

4. CONSULTATION RESPONSE

The following responses were received following consultation on the application:

- 1) LBH Conservation: No comment.
- 2) LBH Carbon Management: No comment.
- 3) LBH Arboricultural: No objection.
- 4) LBH Transport: Further details required in respect to cycle parking, waste storage, servicing and delivery, parking requirements, CDMP and highways dilapidation survey.

(Officer comment: The relevant details will be secured by attached conditions).

5. LOCAL REPRESENTATIONS

The application has been publicised by way of press advert, site notice and 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: 1

The following issues were raised in and are addressed in the next section of this report:

- Inappropriate architectural style - site is in mid-century/modern context, proposal is only vaguely influenced by the Arts and Craft style.
- Retention and alteration of the existing house would achieve better outcome for conservation area and sustainability.
- High walls and gates should be resisted.
- Biodiversity impact
- Basement impact on surface water flooding and neighbouring properties

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and heritage;
3. Standard and quality of residential accommodation
4. Impact on the amenity of adjoining occupants;
5. Basement construction;

6. Inclusive access
7. Trees and landscaping;
8. Transport and parking
9. Energy and sustainability
10. Biodiversity Net Gain

Principle of the development

It is proposed to demolish the existing six-bedroom detached dwellinghouse and erect a replacement seven-bedroom dwellinghouse. The existing building appears to have been constructed in the late 1950s and is not considered to be of any notable historic or heritage interest. As such, the proposed demolition and replacement of the existing dwelling is acceptable on principle.

Design and heritage

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 '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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which

will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Policy DH2 of 'Highgate Neighbourhood Plan' states that development proposals should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

The proposed development is identical to the consented scheme under HGY/2022/4099. The design of the new dwellinghouse was refined under the past application, resulting in an Arts and Craft-inspired building form to address the comments from LBH Conservation at the time, in respect to the bulk, massing, and façade composition.

The proposal will present as a two storey dwellinghouse with accommodation within the roof space, and a basement level. The dwelling design is a modern interpretation of the Arts and Craft style, taking inspiration from the forms, massing and elements of this architectural movement, to reflect the character of Highgate Conservation Area, without slipping into pastiche. The overall façade composition displays cohesion in its proportions and forms.

Although the neighbouring properties on the northern end of Sheldon Avenue, e.g. No. 65 and No. 67, are of a modern style, the proposed Arts and Craft-inspired design is considered appropriate for the site context and the conservation area. The proposal will take on a similar facade rhythm to the existing dwelling, in respect to the asymmetrical placement of a gabled two-storey bay on the left-hand side of the front façade.

The replacement dwelling will represent an increase in footprint and scale compared to the existing building. However, the development will not be appear unduly dominant in the street scene. The new dwelling will have a similar width at the front of the site. Albeit the height increase compared to the existing dwelling, the scale of the development will be responsive to that of surrounding dwellings.

A basement is proposed underneath the dwelling and rear garden. The basement level will not be apparent from the street scene or neighbouring properties, with the exception of a lightwell located at the front of the dwelling. A condition of consent will

be included to require the lodgement of material details for the lightwell railings, to ensure that it would be compatible with the street scene.

Further detail is also required on the boundary treatment at the front of the site, to ensure it will be compatible with the street scene. A condition will be attached to require the submission of these details prior to works.

Overall, the success of replacement dwelling will depend on the quality of the build and the accuracy of the detailing and conditions relating to specifications, construction details and samples of materials are to be attached to secure this.

As the existing dwelling is not considered to be of any special architectural or historic interest, it is concluded that the proposed replacement dwelling will not cause harm to the character and appearance of Highgate Conservation Area and therefore satisfies the statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

In assessing the proposal against these requirements, the proposed dwelling will accord with the minimum unit and room size requirements. The proposal includes 7no. double bedrooms. Table 3.1 sets out a minimum 138m² gross internal area for 6 bedroom, 8 person, 3 storey dwellings (the maximum development size accounted for in the Table). The proposal satisfies this minimum requirement.

The proposed dwelling will be dual aspect and will provide sufficient levels of outlook and daylight for the future occupiers. As such, the proposed development will provide a sufficient level of accommodation for the future occupiers of each unit.

Impact on Neighbour 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 scale of the dwelling relates to the surrounding area and is articulated in a modern interpretation of Arts and Craft forms, breaking up the visual bulk of the building and mitigating harm to residential amenity.

It is noted that the proposed dwelling will have a greater volume, with the two storey element extending further to the rear than existing. Nonetheless, the proposed dwelling will have greater side setbacks on the first floor level and above, compared to the existing dwelling house. The rear portion of the dwelling progressively steps in away from the side boundaries on both sides to increase separation distance from the adjoining dwellings. By virtue of the reasonable building bulk and separation distances between the proposed development and neighbouring residential properties, there will not be a material impact on the living conditions of neighbouring residents, in terms of daylight/sunlight, impact on outlook and overbearing impact.

The southern flank elevation includes first floor windows that would provide views into the windows and a glazed roof of No. 61. Hence, a condition will be attached requiring the two south-facing Bedroom 1 windows to be obscured glazed, and fixed below a height of 1.7m above finished floor level.

Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

Basement development

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not

to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 reiterates the requirement of new development to manage and reduce surface water runoff.

London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.

Policy DH7 of the Highgate Neighbourhood Plan (2017) is equally relevant and requires impact assessments to be submitted with basement development where there is evidence that there may be problems with drainage or flooding and to show there are no adverse effect from such development on the structural stability of adjacent properties or associated potential damage. It specifically talks about there being no possibility of irreparable damage to the local water regime both in terms of ground water diversion and surface water flooding and that construction should not be allowed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.

The proposed development involves the formation of a new basement below and beyond the existing building footprint and the proposed ground floor footprint. The basement extends underneath the rear garden, housing a gym, guest bedroom, ensuite, utility room, cinema, plant room, change rooms, showers, cloakroom and pool.

The development here relates to a large site and equally the site is bounded by large houses sitting in large plots. Highgate Golf Course is located to the rear/northwest of the property and the front garden slopes slightly down toward Sheldon Avenue.

A Basement Impact Assessment (BIA) was submitted with the application. The BIA provides desktop information on geology and hydrogeology conditions. The BIA outlines the methodology for basement works to ensure continued structural stability throughout the construction process, without adversely affecting the existing structure and the neighbouring properties. A sectional staged approach would be undertaken for basement construction, so that the risk of movement between the basement and the existing foundations near to the property would be negligible. The BIA concludes that there should be no risk to the stability of the existing or the adjacent building during or as a result of these works. It is considered that the risk of any potential damage would be within Category 1 of the Burland Scale.

From the soil survey and topographic maps, it is unlikely that any groundwater will be present during construction. Risk from Fluvial and Tidal Flooding is minimal, with the

area at risk of flood less than 1 in 1000 years. The area is not within Flood Zone 2, 3a or 3b where there are strict restrictions on basement developments. excavation phase. Nonetheless, the engineer has made recommendations for the basement to be designed resist some hydrostatic pressure, both during the construction phase and as a finished structure.

Overall, the level of information provided at the planning application stage is considered acceptable. A condition is to be imposed to ensure that the structural side of the basement/excavation works are overseen by a suitably qualified chartered engineer. The submission of a construction management plan (CMP) is also required prior to the commencement of works on site. This will provide further information on the broader programme of works associated with the construction of this new dwelling.

Other areas of legislations, the Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

Inclusive access

London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

The proposed dwelling will provide level access from the street and would also provide W/C at ground floor level. The proposal is able to meet the M4(2): Category 2 – Accessible and adaptable dwelling standard and a condition is to be attached to ensure compliance and delivery of this standard.

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.

The site is within a Conservation Area and thus the trees on the site and neighbouring land are protected. However, there are no TPO protected on the site. There are TPO protected trees on the adjoining Highgate Golf Club site. An Arboricultural Impact Assessment has been submitted for the scheme. A total of 27 individual trees and one hedge was assessed as part of the survey. Four trees are in direct conflict with the proposed building or driveway, requiring removal. The removal of these trees (T5, T6, T8 and T9) is considered acceptable due to their low quality, protection of the remaining trees and planting of additional trees.

The proposed plans show the indicative landscape scheme for the development; incorporating new tree and vegetation planting in the front and rear garden. The proposal retains most of the rear garden area, which includes existing lawn, trees, shrubs and bushes. The proposed basement will extend underneath the existing pool area, which is proposed to be demolished. An outbuilding structure and masonry wall is currently located on the side boundaries adjacent to the proposed basement footprint. The basement works would thus be predominantly located underneath existing hard surfaces. As such, the development will maintain the landscaped character of the locality, subject to the attachment of a condition requiring the submission of further landscape details for the approval of the Local Planning Authority.

Transport and parking

DPD Policy DM33 deals specifically with crossovers and vehicular access and outlines that the Council will only support proposals for a crossover or new vehicular access where the proposal does not result in: a reduction in pedestrian or highway safety; or a reduction of on-street parking capacity within a Controlled Parking Zone; or a visual intrusion to the street scene. Policy DM34 deals with driveways and front gardens and outlines measures that should be adhered to minimise flood risk where permission is required for parking in front gardens. This policy also states that consideration should be given to the historic environment.

The site is classified as PTAL 1b, which is considered poor public transport accessibility. The site is also located within Highgate Station Outer Zone Controlled Parking Zone (CPZ), which operates Monday to Friday 10am to 12 noon.

The existing site has a crossover adjacent to the northern side boundary, with a driveway leading to two car spaces inside a garage and up to three hardstand car spaces. The proposed development retains the crossover and includes a widened hardstand area to the front of the dwelling, accommodating three to four car spaces. This is acceptable for the proposed 7 bedroom dwelling, while reducing the amount of on-site parking. Crucially, the proposed hardstand will be formed of permeable

paving, with a rainwater tank storage located below. A vegetated front garden will soften the appearance of the site. The proposed hardstanding car parking arrangement is therefore deemed acceptable in respect to the parking provision and appearance.

A condition is attached to require the submission of landscape details for the approval of the Local Planning Authority, to ensure that the landscaped character of the front garden is maintained.

2 cycle spaces is provided within a secure store, built into the side elevation of the dwelling; alongside bin storage. The cycle and waste storage details will be secured through condition.

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 information submitted as part of an energy and sustainability statement indicate that the resulting development would be more energy efficient and sustainable than the existing, achieving an 89% reduction in CO₂ emissions, incorporating both solar PV and ASHP. The submitted report demonstrates that there is a low risk of overheating.

The development can further achieve 'zero carbon' through an offset payment in line with the London Plan guidance, which in the case here would amount to £3,705 (£95 x 30 years x 1.3 tCO₂/year) and which is to be secured by way of condition.

As such the energy strategy is supported. In respect to embodied carbon relating to the demolition and replacement of the dwelling, the level of information of submitted for the minor application is considered proportionate.

Biodiversity Net Gain

Mandatory Biodiversity Net Gain (BNG) provisions apply to the application, which was submitted on 22/04/2026. A Biodiversity Net Gain Assessment and Metric has been submitted. BNG in effect requires development to be planned and designed in ways that minimise loss or damage to existing habitats, to compensate for any damage caused by the development and to deliver a net positive gain in biodiversity through enhancements. Development must achieve at least a 10% net gain in biodiversity value, compared to pre-development baseline.

The BNG assessment outlines that there is a baseline habitat on site of 0.93 units pre-development, comprising 0.83 units of individual trees and 0.10 habitat units associated with the vegetated garden. The report makes an assessment of the post-development habitat unit assuming the removal of tree T3, equating to a net loss of 0.20 habitat units. However, the Arboricultural Impact Assessment outlines that this tree will be retained. Further to this, the Design & Access Statement indicates a proposal for a green roof at the rear of the dwelling, although this is not clearly illustrated on the proposed plans. As such, there is capacity for the development to comply with the BNG requirements through the retention of the tree T3 and the addition of a green roof. Accordingly, conditions will be attached requiring the submission of a completed BNG metric and biodiversity gain plan, alongside landscape and green roof details, to the Local Planning Authority for review and approval. The development must demonstrate at least a 10% net gain in biodiversity value compared to the pre-development baseline.

CONCLUSION

The proposed development would provide a replacement dwelling house within an established residential area. The proposal would sufficiently preserve the character and appearance of this part of Highgate Conservation Area. The proposal would have an acceptable impact upon the residential amenity of neighbouring occupiers, landscaping, transport and parking, and energy and sustainability, subject to conditions.

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

7.CIL APPLICABLE

The development is more than 100 square meters and is as such liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £31,783.01 (437sqm x £72.73) and the Haringey CIL charge will be £193,818.24 (437sqm x £443.52). 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.

8. RECOMMENDATION

GRANT PLANNING 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

- 167/001 Location Plan
- 167/002 Existing Block and Landscape Plan
- 167/005D Proposed Block and Landscape Plan
- 167/011 Existing Ground Floor Plan
- 167/012 Existing First and Second Floor Plans
- 167/015C Proposed Lower Ground Floor Plan
- 167/016C Proposed Ground Floor Plan
- 167/017C Proposed First Floor Plan
- 167/018C Proposed Second Floor Plan
- 167/019C Proposed Roof Plan
- 167/025C Proposed Section XX
- 167/031 Existing Front and Rear Elevations
- 167/032 Existing Side Elevations
- 167/035C Proposed Front Elevation
- 167/036C Proposed Rear Elevation
- 167/037C Proposed South Side Elevation
- 167/038C Proposed North Side Elevation
- 167/039C Proposed Front Elevation - Rendered
- 167/061C Proposed Materials

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

3. Prior to their first use on site a schedule of all external finish materials including wall and roof materials, lintels, fascias, and rainwater goods, including finish colour, shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such. Samples should be submitted with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 and SP12 of the Haringey Local Plan 2017 and Policy DM1 and DM9 of The Development Management DPD 2017.

4. Prior to installation, a schedule of drawings that show details of proposed windows, rooflights, and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To ensure that the development is of a highest quality standard to preserve the character and appearance of conservation area.

5. Notwithstanding the approved plans details of the design of the refuse/ recycling/ bin enclosure and cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved and shall be maintained as such 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 SI7 of the London Plan 2021 and 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.

6. 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.

7. The development hereby approved shall take place in complete accordance with the Arboricultural Impact Assessment & Method Statement (Project 26_5837_02_49) prepared by ROAVR Group with reference to BS 5837 2012, Tree Constraints Plan (Drawing No. 26_5837_02_49 Rev 1), Tree Assessment Plan (Drawing No. 26_5837_02_49 Rev 2), Arboricultural Method Statement and Tree Protection Plan (Drawing No. 26_5837_02_49 Rev 1). The details of the specification and position of protection measures and techniques to be adopted for the protection of both the trees within the site and on the street from damage during the course of any activity related to the development, including foundation design, shall be maintained and implemented accordingly unless subsequently approved in writing by the Local Planning Authority.

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.

8. Prior to the commencement of above-ground works, a Biodiversity Metric and details of the biodiverse green roof and all soft landscaping proposals shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include:
 - I. A roof plan identifying the location and extent of the biodiverse green roof;
 - II. Sections demonstrating the substrate depth, composition and build-up of the green roof system;
 - III. Details of the proposed planting specification, including the range and density of native wildflowers, grasses and herb species to be used, demonstrating biodiversity value throughout the year;
 - IV. Details of all proposed soft landscaping and planting within the site, including trees, ground-level planters and any other planting areas
 - V. Details of all soils, composts and growing media to be used, confirming that all compost and soil products are peat-free;
 - VI. Details of irrigation, establishment and maintenance measures; and
 - VII. A management and maintenance plan, including replacement planting arrangements in the event of failure.

The approved green roof and soft landscaping shall be implemented in full prior to first occupation of the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To secure the delivery of the biodiversity enhancements, to maximise opportunities for urban greening and biodiversity enhancement, and to ensure a high-quality landscape scheme within the Highgate Conservation Area, in accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021), Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM22 of the Haringey Development Management DPD (2017).

9. Prior to first occupation of the development, a Biodiversity Gain Plan and Habitat Management and Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority. The plans shall demonstrate how the landscaping and biodiversity enhancement measures will secure the statutory minimum 10% Biodiversity Net Gain for the development and how those measures will be managed, maintained and monitored for a minimum period of 30 years.

The approved measures shall be fully implemented prior to first occupation of the development and thereafter managed and maintained in accordance with the approved plans.

This requirement shall not apply where the applicant has demonstrated to the satisfaction of the Local Planning Authority, prior to first occupation, that the development qualifies for an exemption from the statutory Biodiversity Net Gain requirements under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, including the self-build and custom housebuilding exemption. In such circumstances, details confirming the basis of the exemption shall be submitted to the Local Planning Authority in writing.

Reason: To secure, monitor and maintain the landscaping, habitat creation and biodiversity enhancement measures, to ensure delivery of the biodiversity net gain identified within the approved Biodiversity Metric, including the statutory minimum 10% Biodiversity Net Gain requirement where applicable, and to accord with the biodiversity gain objective set out in Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

10. Prior to their first use on site details, details of the proposed boundary treatment and hard landscaping shall be submitted to and agreed in writing by the Local Planning Authority, including elevation, section and material details.

Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

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.

11. Prior to the start of demolition works, a Construction and Demolition Management Plan (CDMP) for the proposed development has to be 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 arrangements for accommodating deliveries (which should be outside of high peak periods of (08:00-09:00 and 17:00-18:00);
 - III. Details of any temporary suspension of on-street parking bays and arrangements for loading, unloading and construction vehicle access,
 - IV. Storage of plant and materials used in constructing the development;
 - V. Details of a construction compound including the siting of any temporary site office, toilets, skips or any other structure;
 - VI. The erection and maintenance of security hoarding where appropriate;
 - VII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
 - VIII. Measures to reduce waste movements, e.g. use of waste compactors and any green/reverse logistics strategies to be employed.
 - IX. A photographic survey of the footways on Sheldon Avenue and the adjoining highway in the immediate vicinity of the site to serve as a baseline against which any damage arising from construction 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.

12. The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction

works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

13. The dwelling 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.

14. Before the first occupation of the dwelling hereby permitted, the south-facing Bedroom 1 windows, on the first floor level, shall be fitted with obscured glazing. Any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

15. The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by EAL Consult (dated March 2026) delivering a minimum 89% improvement on carbon emissions over 2021 Building Regulations Part L, with fabric efficiencies, air source heat pumps (ASHPs) and PVs.

(a) Prior to occupation, details of the installed carbon reduction measures shall be submitted to and approved by the Local Planning Authority. This must include confirmation of:

- The commissioned performance of the air source heat pump and Microgeneration Certification Scheme certificate;
- 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 of any additional equipment installed to reduce carbon emissions;
- Any overheating mitigation measures, such as external shading, where relevant.
- Specification of any additional equipment installed to reduce carbon emissions, if relevant.

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.

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.

16. 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 £3,705.00 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.

18. The noise level from the operation of the air source heat pumps 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 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.

19. 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 dwelling house hereby approved, including the insertion of or

alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017

19. 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 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.

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: 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: 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 £31,783.01 (437sqm x £72.73) and the Haringey CIL charge will be £193,818.24 (437sqm x £443.52). 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 within the table below.