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28 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/2026/0964
Location 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.
Received 2 April 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
167/025C Proposed Section XX		2 April 2026
167/035C Proposed Front Elevation		2 April 2026
167/031 Existing Front and Rear Elevations		2 April 2026
167/036C Proposed Rear Elevation		2 April 2026
167/002 Existing Block and Landscape Plan		2 April 2026
167/005D Proposed Block and Landscape Plan		2 April 2026
167/037C Proposed South Side Elevation		2 April 2026
167/017C Proposed First Floor Plan		2 April 2026
167/019C Proposed Roof Plan		2 April 2026
167/012 Existing First and Second Floor Plans		2 April 2026
167/038C Proposed North Side Elevation		2 April 2026
167/032 Existing Side Elevations		2 April 2026
167/001 Location Plan		2 April 2026
167/039C Proposed Front Elevation - Rendered		2 April 2026
167/015C Proposed Lower Ground Floor Plan		2 April 2026
167/016C Proposed Ground Floor Plan		2 April 2026
167/011 Existing Ground Floor Plan		2 April 2026
167/018C Proposed Second Floor Plan		2 April 2026
167/061C Proposed Materials		2 April 2026

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

Conditions: (19)

- 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

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

- 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 the native hedgerow, 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).

Prior to first occupation of the development, a Biodiversity Gain Plan and

- 9 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 treatments 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.

- 17** 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.

- 18** 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.

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: 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.

- 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.