

APPENDIX 1

	Officer Report		
Application Number:	HGY/2024/3168		
Application Type:	Full planning permission		
Address:	29 Milton Park, Hornsey, London, N6 5QB		
Proposal:	Demolition of existing side extension of 29 Milton Park and erection of a new dwelling with a basement (AMENDED PLANS).		
Case Officer:	Eunice Huang		
Valid Date:	19/11/2024		
Applicant:	Mr. and Ms. John Healy Siobhan O'Shaughnessy		
Agent:	Mr Michael Rushe		

1. PROPOSED DEVELOPMENT

This application is for the demolition of the existing side extension at 29 Milton Park and the erection of a new dwelling with a basement. Amended plans were received on 19 March 2026, with additional supplementary information submitted thereafter to clarify aspects of the proposal.

The originally submitted design proposed a single-storey dwelling with a basement, constructed across the full width of the plot. The design concept was for a flat-roofed "garden pavilion", clad in timber and partially screened by hedging.

The scheme has since been amended to propose a single-storey brick dwelling with a pitched roof, set in from No. 29 Milton Road to the south-east. The size of the basement floor area and the width of the lightwell along the street boundary have also been reduced.

2. SITE AND SURROUNDINGS

The site is occupied by a two-storey semi-detached dwellinghouse, which has been enlarged on its eastern side through the addition of a single-storey side extension. To the east of the built form of the property, and within the site boundary, there is a hardstanding area used for off-street parking. The property is situated on the southern

side of Milton Park, at the corner junction with Milton Road. Opposite the site on Milton Park is a row of terraced properties, while to the south-east, along Milton Road, there is a further row of residential terraces.

The property is located within the Miltons, a residential area characterised by late nineteenth-century terraced housing and some semi-detached dwellings. Many of the residential properties within the Miltons are of similar or identical design, creating a strong sense of visual uniformity. The site lies within the Highgate Conservation Area, and the homogenous appearance of the Miltons contributes significantly to the area's special character and appearance.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

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

- HGY/2024/1840: Demolition of existing side extension of 29 Milton Park and erection of a new dwelling with a basement. Withdrawn 28 October 2024.
- HGY/2023/2691: Demolition of existing side extension of 29 Milton Park and erection of a new dwelling with a basement. Refused 9 October 2023.
- HGY/2022/2318: Demolition of existing side extension of 29 Milton Park and erection of a new dwelling with a basement. Refused 17 October 2022. Appeal dismissed 20 September 2023.
- HGY/2010/0298: Demolition of existing detached garage. Permission not required.
- HGY/2010/0297: Demolition of existing detached garage and erection of single storey side extension, rear dormer window including internal alterations. Granted.
- OLD/1960/0488: Two garages at side of house with access from Milton Road. Granted.

4. CONSULTATION RESPONSE

The following responses were received following consultation on the application:

- 1) LBH Conservation: Objects to the originally submitted design.

The Conservation Officer objected to the originally submitted scheme, raising concerns that the proposal would erode the historic pattern of development within this part of the Highgate Conservation Area by infilling the gap between No. 29 Milton Park and No. 29 Milton Road. Concerns were also raised regarding the extent of the building footprint, the relationship between the two adjoining building groups, the prominence of the basement lightwell, and the potential for the development to appear as a continuous built form wrapping around the

corner site. Reference was made to the findings of the previous appeal decision, in which similar concerns were identified.

Officer Comment: Following these comments, and additional pre-application discussions amended plans and additional information were submitted which included a reduction in the building footprint and basement extent, increased setbacks, a revised pitched-roof design, amendments to the lightwell arrangement and changes to the overall architectural approach. Having regard to these amendments, it is considered that the concerns raised by the Conservation Officer in respect of the originally submitted scheme have been satisfactorily addressed. The revised proposal maintains a greater sense of separation between the adjoining building groups, would not appear as a continuous built form wrapping around the corner, and would not harm the character and appearance of this part of Highgate Conservation Area.

- 2) LBH Waste Management: The waste storage provision outlined in this application meets Haringey's guidance and there should also be a 23 litre external food waste caddy for separate food waste collections. The property will be eligible for a kerbside collection service.
- 3) LBH Carbon: The development achieves a reduction of 100% in regulated carbon dioxide emissions on site against Building Regulations Part L 2021, which goes beyond the min. 35% on-site reduction requirement and therefore is highly supported. This is achieved through significant fabric improvements, the installation of Air Source Heat Pumps (ASHP), and the inclusion of a solar photovoltaic (PV) array. The provision of PV panels (approximately 4.0 kWp) ensures compliance with Policy SP4 requirements for on-site renewable energy generation.
- 4) LBH Transport: The site has moderate public transport accessibility (PTAL=3) and is located within a CPZ. The proposal for a new dwelling is car free and would result in loss of two off-street parking spaces. Policy DM32 does not support car free developments in areas with PTAL less than 4. The loss of off-street car parking would also not be supported under these circumstances. Should the proposed development be approved, a car free s106 agreement would be required to restrict eligibility of all occupiers of the host property on site at 29 Milton Park. The applicant will be responsible for cost for amending the CPZ TMO.
- 5) Thames Water: No objection in principle, subject to protection measures and permits relating to sewage flooding, public sewer and groundwater discharge,

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: 9
Support: 4
Object: 5

The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee (HCAAC).
- The Highgate Society – Objects to the application.

The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- New dwelling detracts from the conservation area. The design and materials are not sympathetic to the surrounding development.
- Site is unsuitable for dwelling of meaningful size - it is a narrow, prominent corner site that is intended as open space between buildings.
- Proposal does not address the issues raised in the past refusals and appeal dismissal of HGY/2022/2318, particularly in relation to harm upon the conservation area.
- Pressure on parking as parking spaces will be lost in area under parking stress.
- Basement excavation creates a risk to neighbouring properties and may have adverse flooding and drainage impacts.
- Demolition of existing extension would be a loss of a sensitive harmonious development, resulting in loss of light and amenity to the existing property, and is not environmental friendly.
- Tree impacts including street tree outside the site.
- Air source heat pump may not function effectively in cramped area and could be noise nuisance.
- Overlooking into neighbouring garden
- Poor quality accommodation and solar access due to single north-facing aspect, basement design and small lightwell.
- Modern Clinker bricks will bear little resemblance to the original Clinker bricks.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of Development;
2. Design, Appearance & Heritage;
3. Quality of Residential Accommodation;
4. Inclusive Access;
5. Neighbour Amenity;
6. Basement Development;
7. Transport;
8. Waste and Recycling;
9. Energy & Sustainability;
10. Trees; and
11. Biodiversity Net Gain.

Principle of Development

The proposal would provide an additional dwelling on a sustainably located urban site, making a small but positive contribution towards the borough's housing supply. National policy seeks to significantly boost the supply of homes and recognises the important role that small sites can play in meeting housing needs. London Plan Policy H2 similarly supports the development of small sites and the efficient use of underutilised land in accessible locations.

At the local level, Policy DM7 of the Development Management DPD provides a framework for assessing development on infill, backland and garden land sites and does not preclude such development in principle, provided that proposals respond appropriately to their context and satisfy the policy's detailed criteria.

The site comprises previously developed land occupied by an existing side extension and hardstanding area, rather than an undeveloped open site. Furthermore, in determining the 2023 appeal proposal for a dwelling on this site, the Inspector did not raise any objection in principle to the creation of an additional residential unit and expressly attached weight to the benefit arising from the provision of a new home. The appeal was dismissed because of the identified harm arising from the particular design of the scheme and its impact on the character and appearance of the Highgate Conservation Area, rather than because residential development of the site was considered unacceptable in principle.

Accordingly, subject to the detailed assessment of design, heritage, residential amenity and other material planning considerations set out elsewhere in this report, the principle of residential development on the site is considered acceptable. The proposal would make efficient use of previously developed urban land and is consistent with the broad objectives of the NPPF, London Plan Policy H2, Policy DM7 of the

Development Management DPD and the Highgate Neighbourhood Plan in supporting the delivery of new homes on suitable small sites.

Design and heritage

Policy context

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. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; 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, and where innovative and creative contextual architectural responses are integrate the conservation and enhancement of heritage assets to contribute to their significance and sense of place. 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 the HNP also relates to development proposals within the Highgate Conservation Area, stating these should preserve or enhance the character and

appearance of Highgate's conservation areas, and respect the setting of its heritage assets. Development should also preserve or enhance the open, semi-rural or village character where this is a feature of the area.

Urban Form and Character of the Conservation Area

As noted above, the site is located within the Miltons and the Highgate Conservation Area. The Highgate Conservation Area Appraisal identifies this part of the conservation area as a tightly knit residential suburb with a strongly homogenous character and streets generally arranged in a grid pattern. The Miltons were developed in the late nineteenth century, and this historic pattern of development remains readily legible. The street layout, including its angled junctions, reflects the constraints imposed by the adjacent railway corridor. The architectural consistency of the Miltons as a whole is a key component of the area's distinctive character and significance. These historic features have been retained and generally remain in good condition.

Milton Road, Milton Avenue and the southern section of Milton Park are predominantly lined by residential terraces. However, at the northern ends of these roads, at their junctions with Milton Park, are three pairs of semi-detached dwellings: Nos. 29-31 Milton Park, 25-27 Milton Park and 37-39 Milton Avenue. These buildings display a high degree of architectural consistency. Their built form responds to the angled street pattern, with garden areas at each corner plot creating visual and spatial separation from the adjoining terraces. The semi-detached dwellings and the associated open areas at these junctions formed part of the original layout of the Miltons. This pattern of development, together with its architectural form, makes an important contribution to the area's historic and architectural significance.

The land immediately to the east of the main dwelling at No. 29 Milton Park is currently occupied by a single-storey pitched-roof side extension and a hardstanding parking area. The proposal seeks to demolish the side extension and erect a new dwelling in its place.

The proposed dwelling would comprise a single-storey brick building with a basement level. The dwelling would present a gabled frontage towards Milton Road, with the principal entrance located on this elevation. The building would be set back from the projecting bay windows of the adjoining Milton Road terrace. The frontage would incorporate a new clinker-brick boundary wall, planting beds and cycle storage.

The basement lightwell would also be positioned on the Milton Road frontage. The basement level would align with the ground-floor frontage above, a treatment consistent with basement developments elsewhere in the area.

A side passageway would be retained along the south-western side of the site adjacent to No. 29 Milton Road. This passageway would measure approximately 1.6m in width at the front elevation and would accommodate refuse storage. The stairwell volume projects into the passageway but is stepped down in height, set back 3.4m from the front elevation and retains a minimum separation of 0.7m from the side boundary.

The Milton Park elevation incorporates an angled bay window aligned parallel with the street and the front boundary wall of the adjoining semi-detached dwellings. This elevation is also set back from the front building line of No. 29 Milton Park. An outdoor terrace and garden area would be provided on this frontage, with planting and the retention of the existing clinker-brick boundary wall.

The proposed dwelling would remain clearly subordinate to both the adjoining terrace and the semi-detached dwellings. Its design, setbacks, height and siting would avoid wrapping around and fully infilling the corner plot, thereby maintaining a degree of separation between No. 29 Milton Park and No. 29 Milton Road. The flank elevations of both buildings would remain visually prominent within the street scene, while the side passageway would continue to allow views towards rear gardens and mature trees beyond. Consequently, the development would not appear as a continuous built form wrapping around the corner, nor would it visually merge the terrace on Milton Road with the semi-detached dwellings on Milton Park. The established sense of separation between these distinct building groups would therefore be maintained.

Having regard to the site's history, including the existing side extension and previous garage development, the proposal is not considered to erode the legibility of the original layout or urban grain of this part of the conservation area. Instead, it is considered that the development would sit comfortably and unobtrusively within the established urban form and spatial character of the area.

Design Detail

The Conservation Area Appraisal identifies the Miltons as a notably homogenous area, with this consistency of character forming a key element of its special interest. Milton Park, together with Milton Road and Milton Avenue, is identified within the Appraisal as the core of the Miltons. These streets are described as possessing distinctive architectural quality and visual cohesion. The adjacent terrace on Milton Road (Nos. 1-29) is specifically identified as making a positive contribution to the character and appearance of the Conservation Area. Likewise, the consistent architectural appearance of the three pairs of semi-detached dwellings located on the corner plots means that these properties, including No. 29 Milton Park, also make a positive contribution to the distinctive character of the area.

The proposed dwelling would be single-storey in scale, with ancillary accommodation provided at basement level. The building would be of a comparable scale to the existing side extension and would remain clearly subordinate to the surrounding dwellings. The proportions, form and rhythm of the building, including its gabled roof and carefully considered window openings, respond to the prevailing architectural character of the surrounding late nineteenth-century dwellings. The design achieves this through a contemporary architectural approach that avoids pastiche and does not unduly emphasise the prominence of the corner site. The use of London stock brick and natural slate roofing reflects the material palette found on the flank elevations of adjacent buildings, contrasting appropriately with the richer red brick employed on the principal elevations of the surrounding terraces and semi-detached properties. As such, the proposed dwelling would not appear visually discordant within the street scene.

The existing boundary treatment comprises a low brick wall with hedging above. These features contribute positively to the verdant character of the street scene and complement the trees and planted boundaries that are a characteristic feature of the area. However, the site currently presents a relatively poor interface with Milton Road, with the exposed hardstanding and extensive flank wall of the existing side extension creating a harsh and visually prominent expanse of hard surfacing.

The proposal would retain the existing clinker-brick wall and boundary planting on the northern side of the site. It would also provide an enhanced street frontage to Milton Road through the introduction of additional planting and a new clinker-brick boundary wall. Furthermore, the proposed elevation incorporates well-proportioned openings and carefully considered brick detailing, including the treatment of brick bonding, mortar colour and joint profiles. Collectively, these elements would represent a visual improvement over the existing arrangement and soften the appearance of the site within the street scene.

The scheme has evolved through discussions with the Council's Design and Conservation Officer during the course of the application. The current proposal reflects amendments made in response to officer advice, including a reduction in the building's footprint and overall massing, revisions to the roof form, increased setbacks from adjoining development, and refinements to the elevational treatment and detailing. These changes have sought to address concerns raised in relation to previous proposals and ensure a more sensitive response to the character and appearance of the Conservation Area.

Overall, the proposed design responds positively to the historic urban pattern of the Miltons and the established architectural character of the area. The modest scale of the dwelling ensures that it would neither appear dominant nor detract from the homogenous character that defines this part of the Conservation Area. The

development is appropriately tailored to this corner site and would remain legible as a contemporary intervention that sits quietly alongside the more prominent historic terraces and semi-detached dwellings, whilst maintaining the visual separation between these building groups.

The proposal has also overcome the principal design and heritage concerns associated with previous schemes through a substantially revised approach. The resulting development represents a significant improvement over earlier iterations, including the scheme dismissed at appeal, which incorporated a larger and more visually assertive form characterised by greater bulk, a more extensive footprint and a design that competed with, rather than complemented, the established character of the area. By contrast, the current proposal adopts a more restrained architectural language, reduced scale and increased setbacks that better reflect the established urban grain and character of the Miltons. The scheme has evolved through discussions with the Council's Design and Conservation Officer and has been amended to respond to concerns previously raised regarding openness, spatial character and visual prominence. Furthermore, conditions are being imposed requiring the submission and approval of detailed material specifications, a brick sample panel being built on site, architectural detailing, boundary treatments and landscaping to ensure that the scheme is executed to a high standard and that high-quality materials are used.

Overall planning balance

In reaching a recommendation on this application, considerable importance and weight has been given to the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character and appearance of the Highgate Conservation Area.

The proposal has been carefully developed through discussions with the Council's Design and Conservation Officer and has evolved significantly from earlier schemes and the proposal dismissed at appeal. The amendments result in a more modest and sympathetic form of development which maintains the visual separation between the adjoining building groups and responds more positively to the established spatial qualities afforded by this site.

For the reasons set out above, it is considered that the proposal not harm the character and appearance to this part of Highgate Conservation Area, with it being left preserved. The relevant statutory test is therefore met with it also acknowledged that proposal would deliver an additional dwelling on a previously developed urban site, providing a modest benefit in terms of housing delivery.

Taking all matters into account, the scheme is considered acceptable in design and heritage terms, in accordance with the policies outlined above.

Quality of Residential Accommodation

London Plan Policy D6 requires new housing to provide adequately sized rooms with comfortable and functional layouts, with all dwellings meeting the minimum gross internal floor area (GIA) standards set out in Table 3.1 of the London Plan. The policy also requires appropriate floor-to-ceiling heights, seeks to maximise dual-aspect accommodation where possible, and expects new homes to benefit from adequate levels of daylight, sunlight, natural ventilation and private outdoor amenity space.

The proposed dwelling would comprise an open-plan kitchen, dining and living area together with a WC at ground-floor level, with two bedrooms, a study and two bathrooms located at basement level. The dwelling would provide a total GIA of 95sqm, which exceeds the London Plan minimum space standard for a two-bedroom, four-person dwelling arranged over two storeys. Floor-to-ceiling heights throughout the property would exceed 2.5m and therefore accord with the relevant requirements of the London Plan.

The proposed dwelling would benefit from aspects onto both street frontages, together with additional aspects to the south-eastern side and the rear. As a result, the ground-floor accommodation would receive good levels of daylight, outlook and natural ventilation despite its relatively compact footprint. The open-plan arrangement would further assist in distributing natural light throughout the principal living space, while the clerestory window within the gable would provide an additional source of daylight to the interior.

The basement accommodation has been designed around a series of lightwells, with the two bedrooms and en-suite bathroom located adjacent to the principal front lightwell and the study positioned alongside a smaller rear lightwell. The front lightwell is of sufficient size to provide an acceptable degree of daylight and ventilation to the basement rooms it serves. In support of the application, the applicant has submitted Average Daylight Factor calculations undertaken for an earlier iteration of the scheme which demonstrated acceptable levels of daylight to the basement bedrooms. Given that the current proposal incorporates an enlarged front lightwell and a reduced basement footprint, it is anticipated that the daylight performance of the amended scheme would be at least comparable to, and likely improved upon, that previously assessed. Whilst the basement accommodation is necessarily more reliant upon lightwells for daylight and outlook, this is balanced by the good quality of the ground-floor living accommodation and, on balance, the overall standard of residential amenity is considered acceptable.

For a dwelling of this size and occupancy, a minimum of 7sqm of private outdoor amenity space is required. The proposal would provide a private terrace on the Milton

Park frontage, together with additional external space associated with the front lightwell. Whilst the overall provision is modest, this is reflective of the compact nature of the dwelling and is considered appropriate for a small urban housing unit. The space provided would meet the quantitative requirements of the London Plan and would offer future occupiers a functional and usable outdoor area for sitting, planting and other day-to-day recreational activities. On balance, the proposed amenity space is considered acceptable having regard to the size and type of accommodation proposed.

Overall, having regard to the size, layout, outlook, daylight provision and external amenity space proposed, the development is considered to provide a satisfactory standard of accommodation for future occupiers.

Inclusive access

London Plan Policy D5 requires all new development to achieve a high standard of inclusive and accessible design, ensuring that buildings and spaces can be used safely, easily and with dignity by all. London Plan Policy D7 requires that 10% of new housing is wheelchair accessible and that the remaining 90% is designed to be adaptable to meet the needs of wheelchair users. Similarly, DPD Policy DM2 requires development to be designed in a manner that promotes accessibility and inclusivity for all users.

The proposed dwelling would be accessed directly from street level and would provide step-free access to the ground-floor accommodation. Having regard to the constrained nature of the site and the infill character of the development, the proposed arrangements are considered satisfactory and would ensure that the dwelling can be visited and used with ease and dignity by a wide range of users. Furthermore, a condition is recommended requiring the dwelling to meet the requirements of Part M4(2) of the Building Regulations, ensuring that it is accessible and adaptable to the needs of future occupants. On this basis, the proposal is considered to accord with policies outlined above.

Impact on Neighbour Amenity

London Plan Policy D6 states that development should not be detrimental to the amenity of surrounding occupiers and should provide sufficient daylight and sunlight appropriate to its context whilst minimising overshadowing. Similarly, DPD Policy DM1 requires development proposals to secure a high standard of privacy and amenity for both future occupiers and neighbouring residents. In particular, proposals should maintain adequate levels of daylight, sunlight, outlook and privacy and avoid unacceptable overlooking or loss of amenity.

The proposed dwelling would be located adjacent to No. 29 Milton Road, the property to the south-east. No. 29 Milton Road does not contain any windows within its north-western flank elevation facing the application site. Having regard to this relationship, together with the single-storey form and modest scale of the proposed dwelling, it is considered that the development would not result in a material loss of daylight, sunlight, outlook or privacy to this neighbouring property. Furthermore, the proposed dwelling does not incorporate any windows, terraces or other openings that would directly overlook the garden of No. 29 Milton Road. As such, the proposal would not give rise to any material harm to the residential amenity of this adjoining occupier.

The other neighbouring property is No. 29 Milton Park, located to the west of the application site. Again, the single-storey scale of the proposed development would ensure that there is no material impact on the outlook, daylight or sunlight enjoyed by the occupiers of this property. Whilst the development would be visible from the rear garden of No. 29 Milton Park, its modest height and scale mean that it would not appear unduly dominant or result in any unacceptable loss of outlook.

A lightwell would be constructed adjacent to the shared boundary with No. 29 Milton Park, within which an air source heat pump (ASHP) would be located. In addition, a ground-floor bathroom window is proposed within the western elevation facing towards this boundary. Conditions are recommended requiring the submission and approval of details of the boundary treatment, whilst separate conditions would secure details of the ASHP, including its specification, location, noise levels and any necessary mitigation measures, together with ongoing compliance with prescribed noise limits. Furthermore, the bathroom window would be required to be obscure glazed and non-opening below 1.7m above floor level in order to protect neighbouring privacy.

Subject to these conditions, it is considered that the proposal would not result in any unacceptable impact on the amenity of neighbouring occupiers and would accord with the policies outlined above.

Basement development

DPD Policy DM18 ("Residential Basement Development and Light Wells") requires basement development to demonstrate that it would not adversely affect the structural stability of the host building, neighbouring buildings or nearby infrastructure, would not increase flood risk to the site or surrounding area, would avoid harm to the established character of the area, and would not adversely impact neighbouring amenity, the historic environment or the natural environment. The policy also requires careful consideration of construction impacts, including noise, vibration and dust, and seeks to ensure that basement development can be undertaken safely having regard to local ground conditions.

Policy DH7 of the Highgate Neighbourhood Plan similarly requires basement proposals to be supported by appropriate technical assessments where drainage, flooding or structural stability issues may arise. The policy seeks to ensure that basement development does not adversely affect the structural stability of neighbouring properties, does not result in unacceptable impacts on groundwater movement or surface water flooding, and does not give rise to damage to adjoining buildings exceeding Burland Scale Category 1.

The proposal incorporates a basement level and associated lightwells and is supported by a Basement Impact Assessment (BIA). The BIA concludes that the basement can be constructed safely without significant impacts on neighbouring buildings, infrastructure or local amenity. The assessment confirms that the site is underlain by London Clay and sets out a construction methodology involving the demolition of the existing side extension, the installation of temporary sheet piling and support measures, phased excavation, temporary propping, and the construction of reinforced concrete retaining walls and a reinforced concrete raft foundation. The retaining walls would form both the basement enclosure and the primary structural support to the building, being designed to resist lateral earth and groundwater pressures.

In considering the impact of the excavation works on neighbouring properties, the BIA assesses the likely extent of ground movement and notes that both adjoining properties already contain single-storey basements at comparable levels. Taking account of the proposed temporary works strategy, including propping at both head and base level, the assessment concludes that any movement arising from the development would be limited to Damage Categories 0-1 under CIRIA guidance. This equates to negligible to very minor cosmetic damage only, such as hairline cracking capable of repair through normal decorative works, and is consistent with the expectations of Policy DH7, which seeks to ensure that damage does not exceed Burland Scale Category 1. The BIA therefore concludes that significant structural damage to neighbouring buildings is not anticipated.

Whilst the conclusions of the BIA are accepted, a number of conditions are recommended to ensure that the basement is delivered in accordance with the assumptions and mitigation measures contained within the assessment. These include a condition requiring the appointment of a suitably qualified Chartered Engineer to inspect, approve and monitor the critical stages of the basement works, together with a Ground Movement Monitoring Scheme requiring pre-construction condition surveys, monitoring during demolition, excavation and construction, trigger levels for intervention, and agreed remedial measures should those trigger levels be exceeded. The monitoring regime would also ensure that ground movement remains within Damage Categories 0-1, consistent with the conclusions of the BIA.

The BIA further confirms that the retaining walls would be designed to accommodate groundwater and hydrostatic pressures associated with worst-case conditions, including localised flooding events. The site is located within Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. Furthermore, the assessment concludes that the limited footprint of the basement would allow groundwater to continue to migrate around the structure and would not create an unacceptable barrier to groundwater flows. Subject to the recommended conditions and the detailed design process undertaken through Building Regulations, it is not considered that the development would materially increase flood risk either on the site or elsewhere.

In visual terms, the basement would remain largely concealed from public view, with the front basement elevation integrated beneath the ground-floor frontage of the dwelling. As discussed elsewhere in this report, the proposal would preserve the character and appearance of the Highgate Conservation Area and would not adversely affect its significance. Equally, there is no evidence to suggest that the basement would harm the local natural or historic environment.

The likely impacts arising during construction have also been carefully considered. A Construction Logistics Management Plan would be secured by condition and would require details of vehicle routing, traffic management arrangements, storage of materials, wheel-washing facilities, highway protection measures, site compounds and measures to protect the adjacent street tree. Together, these requirements would assist in minimising noise, vibration, dust and disruption to neighbouring occupiers and the surrounding highway network throughout the construction period.

The proposed basement would contain two bedrooms and, whilst basement accommodation can raise concerns in locations vulnerable to flooding, the site is not located within Flood Zones 2 or 3 and future occupiers would benefit from a direct internal means of escape to ground-floor level and the principal entrance. Having regard to the modest scale of the dwelling and the flood risk characteristics of the site, this arrangement is considered acceptable.

Taking account of the findings of the Basement Impact Assessment, the proposed construction methodology, the predicted levels of ground movement, and the robust package of safeguards secured through planning conditions, it is considered that the proposal would not adversely affect the structural stability of neighbouring buildings or infrastructure, would not increase flood risk, and would not result in unacceptable impacts on neighbouring amenity during either construction or occupation. The proposed basement development is therefore considered to satisfy the policies outlined above.

Transport

London Plan Policy T1 requires development to make the most effective use of land, having regard to existing and future public transport provision and opportunities for walking and cycling. London Plan Policy T4 further requires the cumulative effects of development on the transport network, including public transport, walking and cycling infrastructure, to be taken into account. At the local level, transport policies seek to address climate change and improve transport quality and safety through reducing congestion, promoting sustainable modes of travel, encouraging car sharing and car clubs, and directing development towards locations with good public transport accessibility.

Development should provide cycle parking in accordance with the minimum standards set out in Table 10.2 of the London Plan, with such facilities being secure, convenient and fit for purpose, as required by Policy T5. London Plan Policy T6 identifies car-free development as the starting point in locations that are well connected by public transport, while DPD Policy DM32 supports development with no on-site parking provision where suitable alternatives to private car use are available, the site has a PTAL of at least 4, and is located within a Controlled Parking Zone (CPZ).

The proposal would result in the creation of a single additional dwelling and, by reason of its modest scale, would not generate a significant number of additional vehicular trips. As such, it is not considered that the development would have any material impact on the capacity or operation of the surrounding highway network. Equally, the scale of the proposal is such that no discernible impact on the capacity of local public transport services would arise.

No. 29 Milton Park is currently served by a hardstanding area on the eastern side of the site that accommodates two off-street parking spaces. These spaces would be lost as a result of the proposed development and would not be re-provided within the site. The proposal therefore constitutes a car-free development. It is noted, however, that the scheme proposes the reinstatement of the existing dropped kerb on Milton Road, thereby enabling the creation of an additional on-street parking space.

The site has a PTAL rating of 3, indicating a moderate level of access to public transport. Whilst this does not fully align with the circumstances envisaged by DPD Policy DM32 for car-free development, a Parking Stress Survey submitted in support of the previous application (HGY/2023/2691) remains relevant to the assessment of the current proposal and indicates that there is available parking capacity within the surrounding streets. Having regard to the findings of that survey, together with the modest scale of the development and the net loss of only one parking space, it is not considered that the proposal would result in unacceptable pressure on on-street parking provision.

in the locality. On balance, the proposed car-free development is considered acceptable in this instance.

In accordance with London Plan standards, the development is required to provide two cycle parking spaces. These would be accommodated within a dedicated cycle store located to the front of the site behind proposed planters. A condition is recommended requiring the submission and approval of detailed cycle storage specifications to ensure the facilities are secure, accessible and fit for purpose.

Overall, the proposal is not considered to result in any unacceptable transport or parking impacts and would provide an appropriate level of cycle parking for future occupiers.

Waste and recycling

DPD Policy DM4 requires development proposals to manage waste sustainably throughout the design, construction and occupation phases. New development should provide appropriate on-site facilities for the storage and collection of residual waste, recyclable materials and organic waste, with sufficient internal and external storage capacity to accommodate the expected volume of waste generated. Policy DM4 also requires waste storage facilities to be easily accessible for both occupiers and collection operatives.

The proposed development incorporates a dedicated and screened refuse storage area within the side passageway at the front of the site, with capacity to accommodate two wheeled bins. As is the case with other properties on the surrounding streets, bins would be presented at the kerbside on collection days. The proposed location and arrangement of the refuse storage would allow convenient access for future occupiers whilst avoiding undue prominence within the street scene. The provision is therefore considered satisfactory and capable of accommodating the waste and recycling needs of the dwelling.

A condition is being imposed requiring the submission and approval of detailed specifications for the refuse and recycling storage facilities prior to occupation, to ensure that the storage is of an appropriate size, design and appearance and remains available for its intended purpose throughout the lifetime of the development.

Energy & Sustainability

Local Plan Policy SP4 outlines that the Council will promote measures to reduce carbon emissions and energy use from new buildings during design, construction and occupation. This policy requires all new residential development from 2016 onwards to be zero carbon. DPD Policy DM21 notes that all new development should consider

and implement sustainable design, layout and construction techniques. The energy hierarchy and cooling hierarchy should be applied to new developments. Building materials used should have high environmental performance ratings.

The submitted Energy and Sustainability Statement demonstrates that the development achieves a reduction of 100% in regulated carbon dioxide emissions on site against Building Regulations Part L 2021, which goes beyond the min. 35% on-site reduction requirement. This is achieved through significant fabric improvements, the installation of Air Source Heat Pumps (ASHP), and the inclusion of a solar photovoltaic (PV) array. The provision of PV panels (approximately 4.0 kWp) ensures compliance with Policy SP4 requirements for on-site renewable energy generation. This energy strategy is deemed satisfactory, although further details will need to be secured through condition, relating to Be Lean modelling and ASHP details (including any acoustic treatment). As the proposal achieves a 100% reduction in regulated emissions, resulting in net zero regulated carbon emissions, no carbon offset contribution is required.

Impact on Trees

London Plan Policy G7 seeks the retention of existing trees of value and requires any loss to be appropriately compensated through replacement planting. The policy also encourages the incorporation of new tree planting, particularly species capable of achieving large canopy cover, as part of development proposals.

DPD Policy DM1 requires development proposals to demonstrate how landscaping and planting have been integrated into the design of the scheme, including consideration of trees located on or adjacent to the site.

The nearest established trees are located within the rear gardens of neighbouring properties beyond No. 29 Milton Park and are situated more than 12m from the proposed basement excavation. There is also a street tree located on the highway at the junction of Milton Road and Milton Park. This tree is contained within a tree pit and is located adjacent to existing underground services. Having regard to its separation from the proposed excavation works and the constrained nature of its rooting environment, it is not considered that the development would result in harm to the tree or its root protection area.

Furthermore, a Construction Logistics Management Plan would be secured by condition and includes specific measures requiring the installation and retention of protective boxing or enclosure around the street tree prior to the commencement of development and throughout the construction period. This additional safeguard would ensure that the tree is protected from accidental damage arising from demolition and construction activities.

Accordingly, the proposal is not considered to result in any adverse impacts on existing trees.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is a statutory requirement and requires development to be designed in a manner that minimises the loss of existing habitats, compensates for unavoidable impacts, and delivers a measurable net gain in biodiversity through habitat creation and enhancement.

The site is predominantly occupied by built development and hardstanding, resulting in a low baseline biodiversity value. However, the submitted Small Sites Statutory Biodiversity Metric identifies the presence of approximately 10m of hedgerow within the application site, meaning that the development is not exempt from the statutory BNG requirements. The submitted metric indicates that biodiversity enhancements, including a biodiverse green roof, planting areas and replacement native hedgerow planting, have the potential to achieve the required biodiversity uplift and indicates that the 10% Biodiversity Net Gain target can be met.

Whilst a biodiversity metric has been submitted in support of the application, the detailed biodiversity enhancement measures and final biodiversity calculations will need to be reviewed against the approved scheme. Conditions are therefore recommended requiring the submission and approval of updated biodiversity metric information, details of the biodiverse green roof and landscaping proposals, and a Biodiversity Gain Plan and Habitat Management and Monitoring Plan. These documents will be required to demonstrate how the development will achieve and maintain the statutory minimum 10% Biodiversity Net Gain for a period of at least 30 years.

Subject to compliance with these conditions, the proposal is considered capable of delivering the statutory Biodiversity Net Gain requirement.

6 CONCLUSION

As set out above, the proposal has evolved significantly through discussions with Officers with the scheme as now proposed is materially different from the previously refused and dismissed schemes, with amendments to its scale, footprint, massing, setbacks, architectural form and detailing resulting in a more modest and contextually responsive form of development.

It is considered that the amended proposal successfully addresses the principal design and heritage concerns identified in earlier schemes and not harm the character and

appearance of the Conservation Area, when taking into account the urban grain, spatial qualities and current conditions of this site.

All other relevant planning considerations have been assessed, including matters of residential amenity, quality of accommodation, basement development, transport, waste and recycling, biodiversity, trees, sustainability and inclusive access. In reaching this recommendation, the Council has had full regard to equalities.

Accordingly, the proposal is considered to comply with the development plan when read as a whole and planning permission is recommended for approval, subject to the conditions set out above.

7. CIL APPLICABLE

The development is less than 100 square metres but is for a whole new unit and as such is liable for CIL. Based on the information given in the amended plans, the Mayoral CIL charge will be £6,545.70 (90sqm x £72.73) and the Haringey CIL charge will be £39,916.80 (90sqm x £443.52 (indexation included)). This will be collected by Haringey after implementation of the development and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice and/or late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

GRANT PERMISSION subject to condition:

1	<u>Time Limit</u> 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	<u>Approved Plans</u> 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: PL1.0, PL1.1, PL1.2, PL1.3, PL1.4, PL2.0 B, PL2.1 C, PL2.2 D, PL2.3 D, PL2.4 C, PL2.5 C, PL2.6 D, PL2.7 B, PL2.8 A, PL2.9 C, PL2.10, PL2.11 C Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3	<u>External materials and detailing</u> No above-ground development shall take place until detailed drawings and specifications of the external materials and architectural detailing of the development have been submitted to and approved in writing by the Local Planning Authority. The submission shall include: (a) A sample panel of all proposed facing brickwork, measuring no less than 1m x 1m, to be constructed on site for inspection and approval by the Local Planning Authority, together with details of the brick bond, mortar colour, mortar profile and pointing style; (b) Details and samples of all external facing materials, including roofing materials, window and door frames, timber cladding, metalwork and rainwater goods (c) Elevations, sections and plan details at a scale of no less than 1:10 showing the design and detailing of all windows, doors, reveals, heads, cills, surrounds, glazing bars and opening arrangements, together with details of their materials, colour and finish; (d) Details of all external metalwork, vents, meter boxes, flues, grilles, rainwater goods and other external service equipment; (e) Details of all boundary treatments, including the proposed boundary wall(s) and lightwell safety barrier, showing their height, design, materials and finish. The existing clinker boundary wall shall be retained where shown on the approved plans and any repaired, altered or new sections of clinker wall shall reuse materials recovered from the site where practicable and incorporate matching new clinker bricks where additional material is required. (f) Details and samples of all hard landscaping materials, including outdoor terrace, paving, surfacing, steps, retaining walls, copings, drainage features and other external works within the ground floor external areas and the garden The development shall thereafter be carried out strictly in accordance with the approved details. Reason: To ensure that the external appearance of the development, including its materials, architectural detailing, boundary treatments and

	hard landscaping, preserves and enhances the character and appearance of the Highgate Conservation Area and responds appropriately to its heritage significance, in accordance with Policy D3 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).
4	<u>Refuse and Cycle Storage</u> Notwithstanding the approved plans, details of the design, dimensions, materials and siting of the refuse/recycling storage enclosure and cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The approved cycle storage shall provide a minimum of two secure and covered long-stay cycle parking spaces for each dwelling in accordance with the London Plan (2021) standards and the London Cycling Design Standards. The approved refuse/recycling and cycle storage facilities shall be fully installed and made available for use prior to first occupation of the development and shall thereafter be retained, maintained and kept available for their intended purpose for the lifetime of the development. Reason: To ensure adequate, secure and visually appropriate refuse/recycling and cycle storage facilities; to protect the amenities of the locality; and to promote sustainable modes of transport in accordance with Policies SI7 and T5 of the London Plan (2021), Policy SP7 of the Haringey Local Plan (2017), and Policy DM4 of the Development Management DPD (2017)
5	<u>Biodiversity Metric, Green Roof and Soft Landscaping</u> 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).
6.	<u>Biodiversity Gain Plan</u> 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 pursuant to Condition 5 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 approved pursuant to Condition 5, 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.
7	<u>Construction Logistics Management Plan</u> Prior to the start of demolition works, a construction logistics 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: I. A programme of works (including measures for traffic management); II. Vehicle routing and if any reversing manoeuvres is required, provision for the management of their movement by a qualified and certificated banksman; 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. Contact details for the Site Supervisor responsible for on-site works; IX. A photographic survey of the footways on Milton Road and Milton Park Road, 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. X. Details of protective boxing/enclosure to the street tree adjoining the site to be implemented prior to the commencement of development and retained for the duration of construction works. 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	<u>Chartered Engineer</u> No development, including any excavation works, shall commence until a suitably qualified Chartered Civil Engineer (MICE), Chartered Structural Engineer (MIStructE), 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	<u>Ground Movement Monitoring</u> No demolition, excavation or basement construction works shall commence until a Ground Movement Monitoring Scheme, informed by the approved Basement Impact Assessment (Ref. 1490/01 Basement Impact Assessment, Rev.01, dated June 2024), has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include: (a) A pre-construction condition survey of adjoining buildings and structures; (b) Details of monitoring locations, monitoring methodology and equipment; (c) Monitoring frequencies before, during and following demolition, excavation and basement construction works; (d) Trigger levels for intervention; (e) Details of remedial measures to be implemented should the approved trigger levels be exceeded; (f) Arrangements for recording and reporting monitoring results. The approved monitoring scheme shall be implemented in full for the duration of the works. The monitoring regime shall be designed to ensure that ground movement and any associated damage to neighbouring buildings remains within Damage Category 0-1, in accordance with the assumptions and mitigation measures set out within the approved Basement Impact Assessment. Reason: To ensure that the basement development is carried out in accordance with the recommendations and conclusions of the approved Basement Impact Assessment, to safeguard neighbouring properties and infrastructure, and to accord with Policy DM18 of the Haringey Development Management DPD (2017).

10	<u>Sewerage Utility Infrastructure</u> No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact or cause failure of local underground sewerage utility infrastructure.
11	<u>Energy Strategy</u> The development hereby approved shall be carried out in accordance with the Sustainability and Energy Statement prepared by Melin Consultants dated 22 April 2026 and shall be constructed so as to achieve a minimum 100% reduction in regulated carbon emissions beyond the requirements of Building Regulations Approved Document Part L (2021) through the incorporation of high-performance building fabric, an air source heat pump (ASHP) and a minimum 3.65kWp solar photovoltaic (PV) array. The dwelling shall not be occupied until these measures have been installed and are operational and shall thereafter be retained and maintained for the lifetime of the development. Reason: To secure a reduction in regulated carbon emissions and ensure the development accords with the approved Sustainability and Energy Statement and Policy SI2 of the London Plan (2021) and Policies SP4 and DM21 of the Haringey Development Management DPD (2017).
12	<u>Water Usage</u> 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.

13	<u>Noise</u> Noise from the approved air source heat pump shown on drawing PL2.1 Revision C shall not exceed a rating level of 5dB(A) below the existing background sound level (LA90,T) when measured at the nearest noise-sensitive premises. Reason: To protect the amenity of nearby residential occupiers in accordance with Policy D14 of the London Plan (2021) and Policy DM1 of the Haringey Development Management DPD (2017).
14	<u>Land Contamination</u> 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
15	<u>M4 (2) Accessible</u> 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.
16	<u>Obscure glazing</u> Before the first occupation of the dwelling hereby permitted, the ground floor rear (western) bathroom window shall be fitted with obscured glazing and 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.

17	<u>Crossover</u> Prior to the first occupation of the development hereby approved, the existing vehicular crossover on Milton Road shall be permanently removed and the footway and kerb line reinstated to the satisfaction of the Local Planning Authority. Reason: To ensure the safe and efficient operation of the public highway, improve pedestrian safety and accessibility, and secure an appropriate streetscape, in accordance with Policies T2, T4 and T6 of the London Plan (2021), Policy SP7 of the Haringey Local Plan (2017), and Policies DM31 and DM32 of the Haringey Development Management DPD (2017).
18	<u>No Extensions & alterations</u> 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 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	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.
20	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.
21	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.
22	INFORMATIVE: Community Infrastructure Levy

	Based on the information given on the plans, the Mayoral CIL charge will be £6909.35 (95sqm x £72.73) and the Haringey CIL charge will be £31,046.40 (70sqm x £443.52 (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.
23	INFORMATIVE: Biodiverse /extensive living roof The living roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change.
24	INFORMATIVE: Thames Water Sewerage Network The applicant is advised to incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The applicant is expected to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
25	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
26	INFORMATIVE: Thames Water Surface Water Drainage The applicant is advised to follow the sequential approach to the disposal of surface water. Management of surface water from new developments should follow guidance under sections 167, 168 & 169 in the National Planning Policy Framework. Where the applicant proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design
27	INFORMATIVE: Thames Water Mains Water The applicant is advised that the use of mains water for construction purposes will requiring notification of Thames Water prior to commencement, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The applicant should take account of this minimum pressure in the design of the proposed development.
28	INFORMATIVE: Highway Works and Vehicle Crossover Removal The applicant is advised that works to the public highway, including the removal of a vehicular crossover and reinstatement of the footway and kerb line, must be carried out by the Council or its approved contractor at the applicant's expense. The applicant should contact the Council's Vehicle Crossover Team at the earliest opportunity to obtain details of the necessary process and associated costs. https://haringey.gov.uk/streets-roads-travel/street-licences-applications/dropped-kerbs



Mr Michael Rushe
127
FARRINGDON ROAD
London
EC1R 3DA

11 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/2024/3168
Location	29 Milton Park, Hornsey, London, N6 5QB
Proposal	Demolition of existing side extension of 29 Milton Park and erection of a new dwelling with a basement (AMENDED PLANS).
Received	19 November 2024

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
PL1.0	Location plan	19 November 2024
PL1.1, PL1.2, PL1.3, PL1.4	Existing drawings	19 November 2024
PL2.0 B, PL2.1 C, PL2.2 D, PL2.3 D, PL2.4 C, PL2.5 C, PL2.6 D, PL2.7 B, PL2.8 A, PL2.9 C, PL2.10, PL2.11 C	Proposed drawings	20 March 2026

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

Conditions: (18)

- 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: PL1.0, PL1.1, PL1.2, PL1.3, PL1.4, PL2.0 B, PL2.1 C, PL2.2 D, PL2.3 D, PL2.4 C, PL2.5 C, PL2.6 D, PL2.7 B, PL2.8 A, PL2.9 C, PL2.10, PL2.11 C

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 detailed drawings and specifications of the external materials and architectural detailing of the development have been submitted to and approved in writing by the Local Planning Authority. The submission shall include:

(a) A sample panel of all proposed facing brickwork, measuring no less than 1m x 1m, to be constructed on site for inspection and approval by the Local Planning Authority, together with details of the brick bond, mortar colour, mortar profile and pointing style;

(b) Details and samples of all external facing materials, including roofing materials, window and door frames, timber cladding, metalwork and rainwater goods

(c) Elevations, sections and plan details at a scale of no less than 1:10 showing the design and detailing of all windows, doors, reveals, heads, cills, surrounds, glazing bars and opening arrangements, together with details of their materials, colour and finish;

(d) Details of all external metalwork, vents, meter boxes, flues, grilles, rainwater goods and other external service equipment;

(e) Details of all boundary treatments, including the proposed boundary wall(s) and lightwell safety barrier, showing their height, design, materials and finish. The existing clinker boundary wall shall be retained where shown on the approved plans and any repaired, altered or new sections of clinker

wall shall reuse materials recovered from the site where practicable and incorporate matching new clinker bricks where additional material is required.

(f) Details and samples of all hard landscaping materials, including outdoor terrace, paving, surfacing, steps, retaining walls, copings, drainage features and other external works within the ground floor external areas and the garden

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

Reason: To ensure that the external appearance of the development, including its materials, architectural detailing, boundary treatments and hard landscaping, preserves and enhances the character and appearance of the Highgate Conservation Area and responds appropriately to its heritage significance, in accordance with Policy D3 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4 Notwithstanding the approved plans, details of the design, dimensions, materials and siting of the refuse/recycling storage enclosure and cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

The approved cycle storage shall provide a minimum of two secure and covered long-stay cycle parking spaces for each dwelling in accordance with the London Plan (2021) standards and the London Cycling Design Standards. The approved refuse/recycling and cycle storage facilities shall be fully installed and made available for use prior to first occupation of the development and shall thereafter be retained, maintained and kept available for their intended purpose for the lifetime of the development.

Reason: To ensure adequate, secure and visually appropriate refuse/recycling and cycle storage facilities; to protect the amenities of the locality; and to promote sustainable modes of transport in accordance with Policies SI7 and T5 of the London Plan (2021), Policy SP7 of the Haringey Local Plan (2017), and Policy DM4 of the Development Management DPD (2017)

- 5 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).

- 6 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 pursuant to Condition 5 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 approved pursuant to Condition 5, 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.

- 7 Prior to the start of demolition works, a construction logistics 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:
- I. A programme of works (including measures for traffic management);
 - II. Vehicle routing and if any reversing manoeuvres is required, provision for the management of their movement by a qualified and certificated banksman;
 - 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. Contact details for the Site Supervisor responsible for on-site works;
 - IX. A photographic survey of the footways on Milton Road and Milton Park Road, 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.
 - X. Details of protective boxing/enclosure to the street tree adjoining the site to be implemented prior to the commencement of development and retained for the duration of construction works.

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 No demolition, excavation or basement construction works shall commence until a Ground Movement Monitoring Scheme, informed by the approved Basement Impact Assessment (Ref. 1490/01 Basement Impact Assessment, Rev.01, dated June 2024), has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include:

- (a) A pre-construction condition survey of adjoining buildings and structures;
- (b) Details of monitoring locations, monitoring methodology and equipment;
- (c) Monitoring frequencies before, during and following demolition, excavation and basement construction works;
- (d) Trigger levels for intervention;
- (e) Details of remedial measures to be implemented should the approved trigger levels be exceeded;
- (f) Arrangements for recording and reporting monitoring results.

The approved monitoring scheme shall be implemented in full for the duration of the works. The monitoring regime shall be designed to ensure that ground movement and any associated damage to neighbouring buildings remains within Damage Category 0-1, in accordance with the assumptions and mitigation measures set out within the approved Basement Impact Assessment.

Reason: To ensure that the basement development is carried out in accordance with the recommendations and conclusions of the approved Basement Impact Assessment, to safeguard neighbouring properties and infrastructure, and to accord with Policy DM18 of the Haringey Development Management DPD (2017).

No piling shall take place until a piling method statement (detailing the depth

- 10** and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact or cause failure of local underground sewerage utility infrastructure.

- 11** The development hereby approved shall be carried out in accordance with the Sustainability and Energy Statement prepared by Melin Consultants dated 22 April 2026 and shall be constructed so as to achieve a minimum 100% reduction in regulated carbon emissions beyond the requirements of Building Regulations Approved Document Part L (2021) through the incorporation of high-performance building fabric, an air source heat pump (ASHP) and a minimum 3.65kWp solar photovoltaic (PV) array. The dwelling shall not be occupied until these measures have been installed and are operational and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To secure a reduction in regulated carbon emissions and ensure the development accords with the approved Sustainability and Energy Statement and Policy SI2 of the London Plan (2021) and Policies SP4 and DM21 of the Haringey Development Management DPD (2017).

- 12** 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.

- 13** Noise from the approved air source heat pump shown on drawing PL2.1 Revision C shall not exceed a rating level of 5dB(A) below the existing background sound level (LA90,T) when measured at the nearest noise-sensitive premises.

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

- 14** 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

- 15** 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.

- 16** Before the first occupation of the dwelling hereby permitted, the ground floor rear (western) bathroom window shall be fitted with obscured glazing and 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.

- 17** Prior to the first occupation of the development hereby approved, the existing vehicular crossover on Milton Road shall be permanently removed and the footway and kerb line reinstated to the satisfaction of the Local Planning Authority.

Reason: To ensure the safe and efficient operation of the public highway, improve pedestrian safety and accessibility, and secure an appropriate streetscape, in accordance with Policies T2, T4 and T6 of the London Plan (2021), Policy SP7 of the Haringey Local Plan (2017), and Policies DM31

and DM32 of the Haringey 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 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.

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: 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: 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 £6,545.70 (90sqm x £72.73) and the Haringey CIL charge will be £39,916.80 (90sqm x £443.52 (indexation included). This will be collected by Haringey after implementation of the development and may be subject to surcharges for failure to assume liability, failure to

submit a commencement notice and/or late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Biodiverse /extensive living roof

The living roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change.

INFORMATIVE: Thames Water Sewerage Network

The applicant is advised to incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions.

If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The applicant is expected to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

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

INFORMATIVE: Thames Water Surface Water Drainage

The applicant is advised to follow the sequential approach to the disposal of surface water. Management of surface water from new developments should follow guidance under sections 167, 168 & 169 in the National Planning Policy Framework. Where the

applicant proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

INFORMATIVE: Thames Water Mains Water

The applicant is advised that the use of mains water for construction purposes will requiring notification of Thames Water prior to commencement, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).

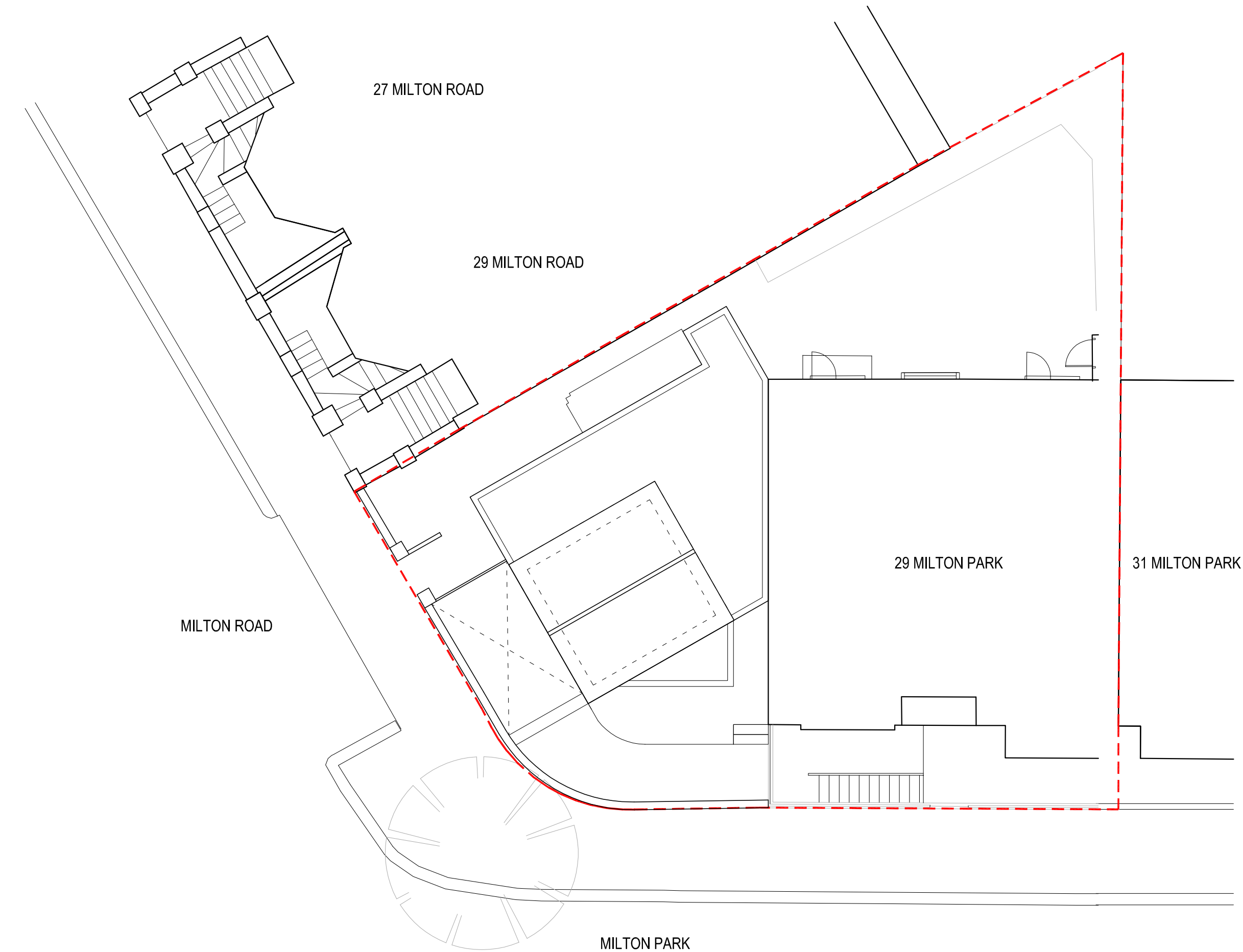
Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The applicant should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Highway Works and Vehicle Crossover Removal

The applicant is advised that works to the public highway, including the removal of a vehicular crossover and reinstatement of the footway and kerb line, must be carried out by the Council or its approved contractor at the applicant's expense. The applicant should contact the Council's Vehicle Crossover Team at the earliest opportunity to obtain details of the necessary process and associated costs.

<https://haringey.gov.uk/streets-roads-travel/street-licences-applications/dropped-kerbs>

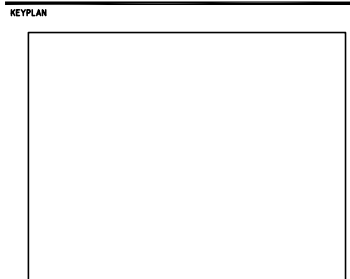
- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
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.



--- SITE BOUNDARY

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B	24.02.2026	Issue for Planning-Amended
A	14.07.2025	Issue for meeting
-	26.04.2024	First Issue

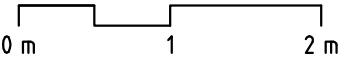
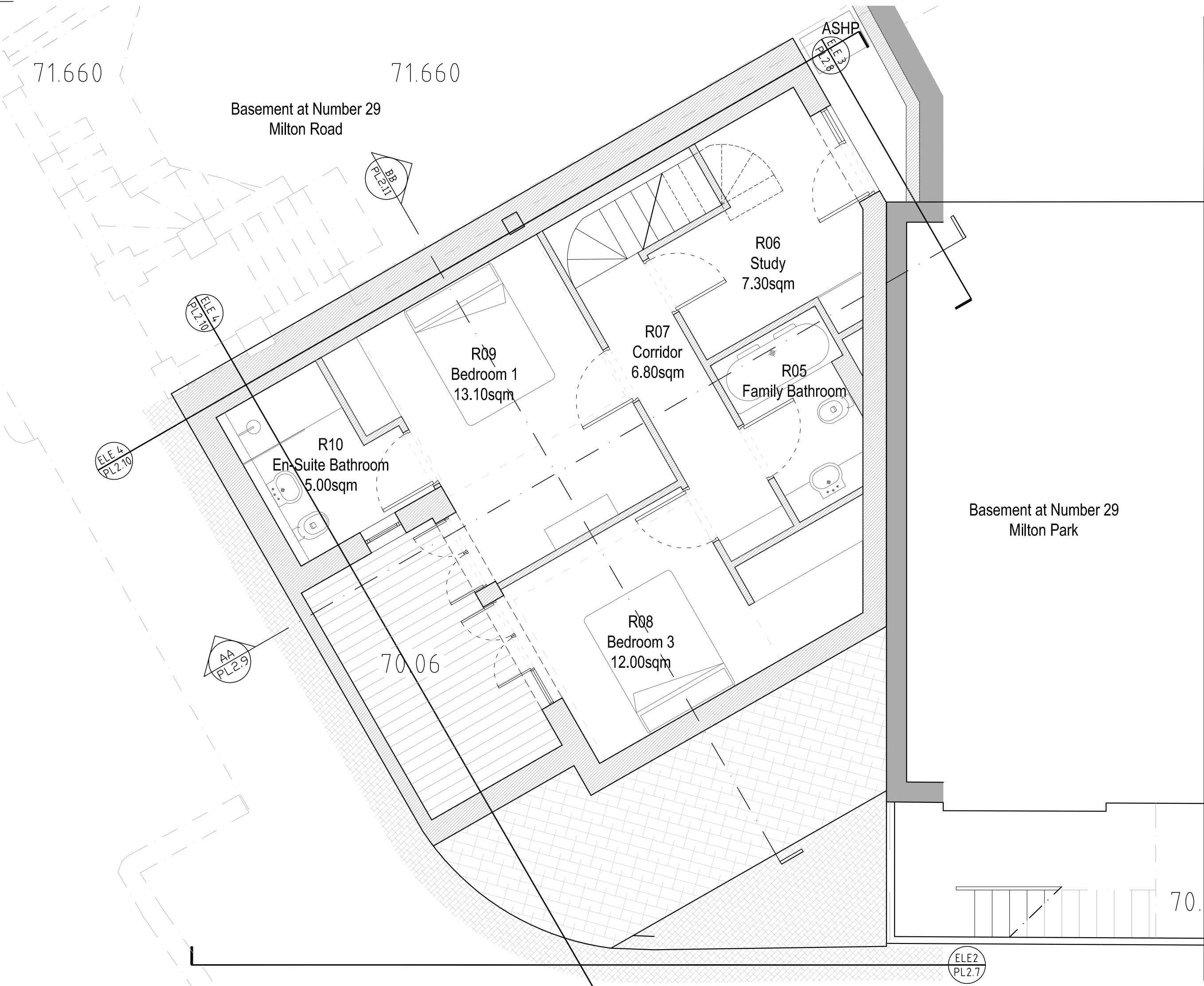
NO.	DATE	ISSUE
REVISIONS		
PROJECT		

Land adjacent to
29 Milton Park

DRAWING TITLE
SITE PLAN - PROPOSED

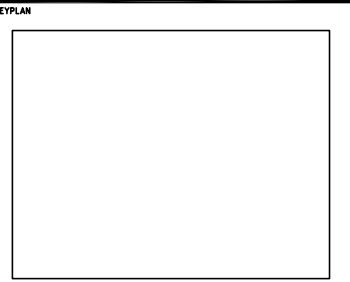
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01.11.2021		
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CAD FILE NAME		
PL01		

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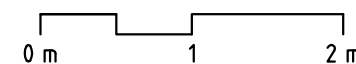
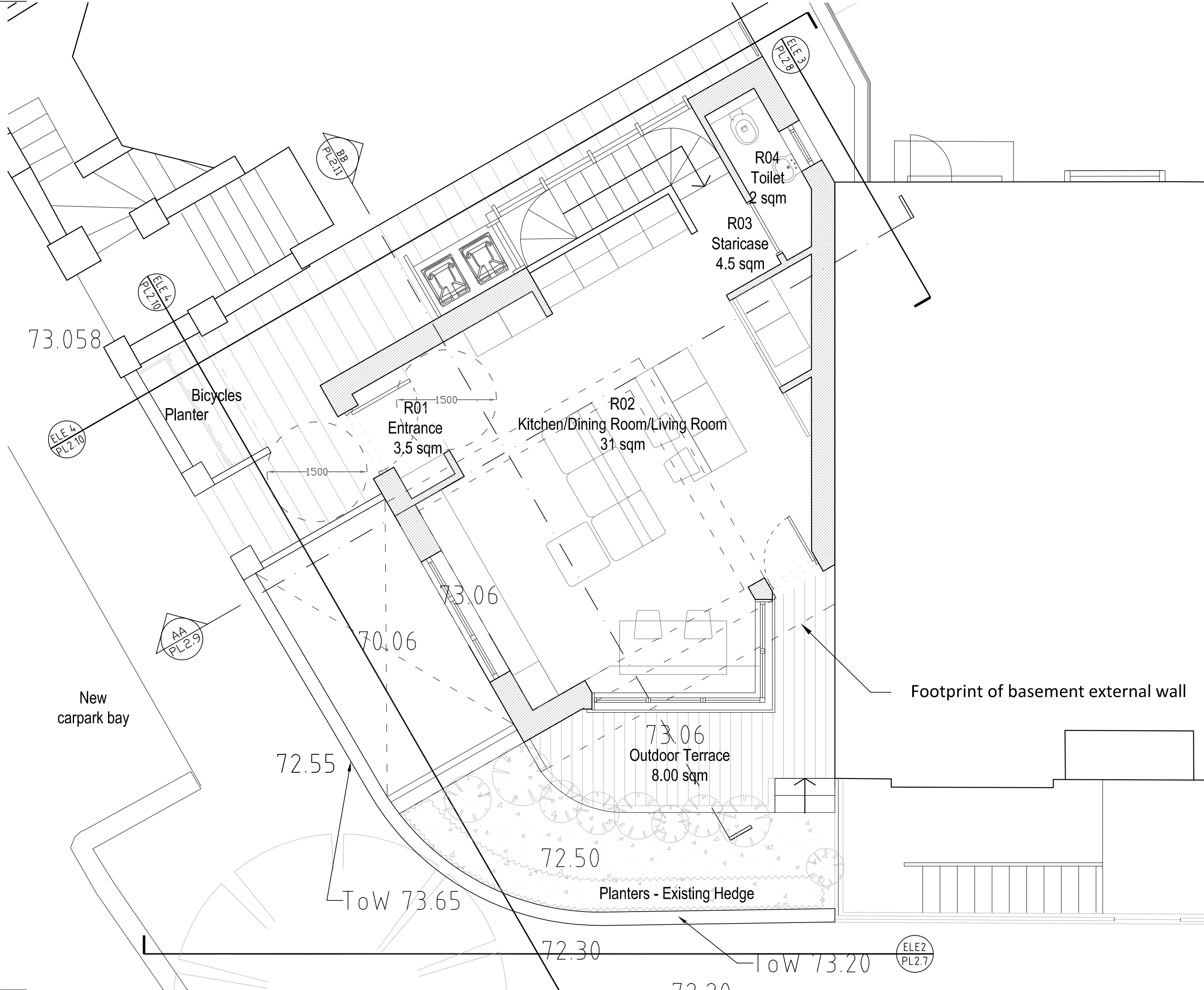
C	27.01.2026	Issue for Planning
B	19.01.2026	Amended Elevation
A	14.07.2025	Issue for meeting
-	26.04.2024	First Issue

NO.	DATE	ISSUE
REVISIONS		
PROJECT		

Land adjacent to
29 Milton Park

DRAWING TITLE
**BASEMENT PLAN -
PROPOSED**

DATE	DRAWING NO.	REVISION
01.11.2021		
SCALE	PL2.1	C
1/50 @ A3		
ICE JOB NO.		
ICE 21 273		
CAD FILE NAME		
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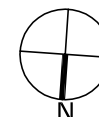
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KEYPLAN



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D	24.02.2026	Issue for Planning-Amended
C	27.01.2026	Issue for Planning
B	19.01.2026	Amended Elevation
A	14.07.2025	Issue for meeting
-	25.06.2025	First Issue

NO.	DATE	ISSUE
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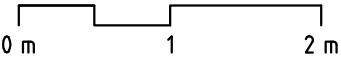
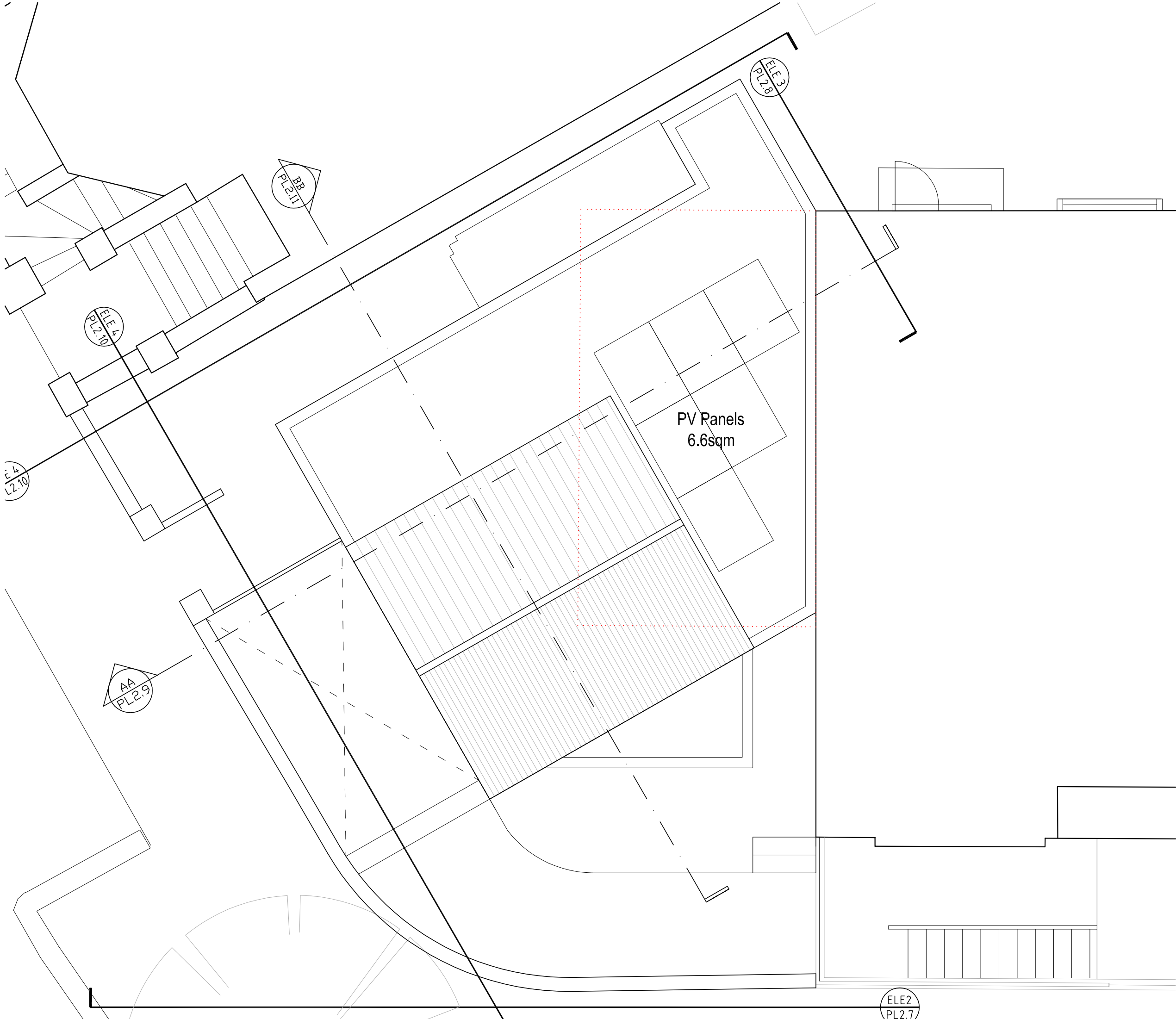
Land adjacent to
29 Milton Park

DRAWING TITLE

GROUND FLOOR PLAN -
PROPOSED

DATE	DRAWING NO.	REVISION
01.11.2021		
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ICE JOB NO.		
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CAD FILE NAME		
PL_2026		

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D	24.02.2026	Issue for Planning-Amended
B	27.01.2026	Issue for Planning
A	14.07.2025	Issue for meeting
-	26.04.2024	First Issue

NO.	DATE	ISSUE
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PROJECT		

Land adjacent to
29 Milton Park

DRAWING TITLE
FIRST FLOOR PLAN -
PROPOSED

DATE	DRAWING NO.	REVISION
01.11.2021		
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ICE 21 273		
CAD FILE NAME		
PL_2026		



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DATE

C 21.04.2024 Issue for Planning
B 10.01.2024 Amended Elevation
A 16.01.2025 Issue for meeting
- 25.04.2025 First Issue

NO. DATE DRAWN

REVISIONS

PROJECT

Land adjacent to
29 Milton Park

PROPOSED
STREET ELEVATION TO
MILTON PARK - PROPOSED

DATE 01.11.2021 DRAWING NO. PL2.5 REVISION C
SCALE 1/100 @ A3
BY JAH/ML
C.D. 21.2.23
(A0) 21.2.23
PL_1025

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Green Roof Parapet Level
f.tl +78.05

Roof Level
f.tl +75.95

Ground F. Level
f.tl +73.05

Basement F. Level
f.tl +70.15

Bricks - Soldiers Bond

Bricks - Running Bond

Bin Store

R10
En-Suite Bathroom
5.00sqm

Bricks - Soldiers Bond

Timber Framed French Doors

Existing Hedge
approximate screening

Existing Hedge

0 m 1 2 m

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21.01.2021 Issue for Planning

16.01.2021 Issue for Planning

20.01.2021 First Issue

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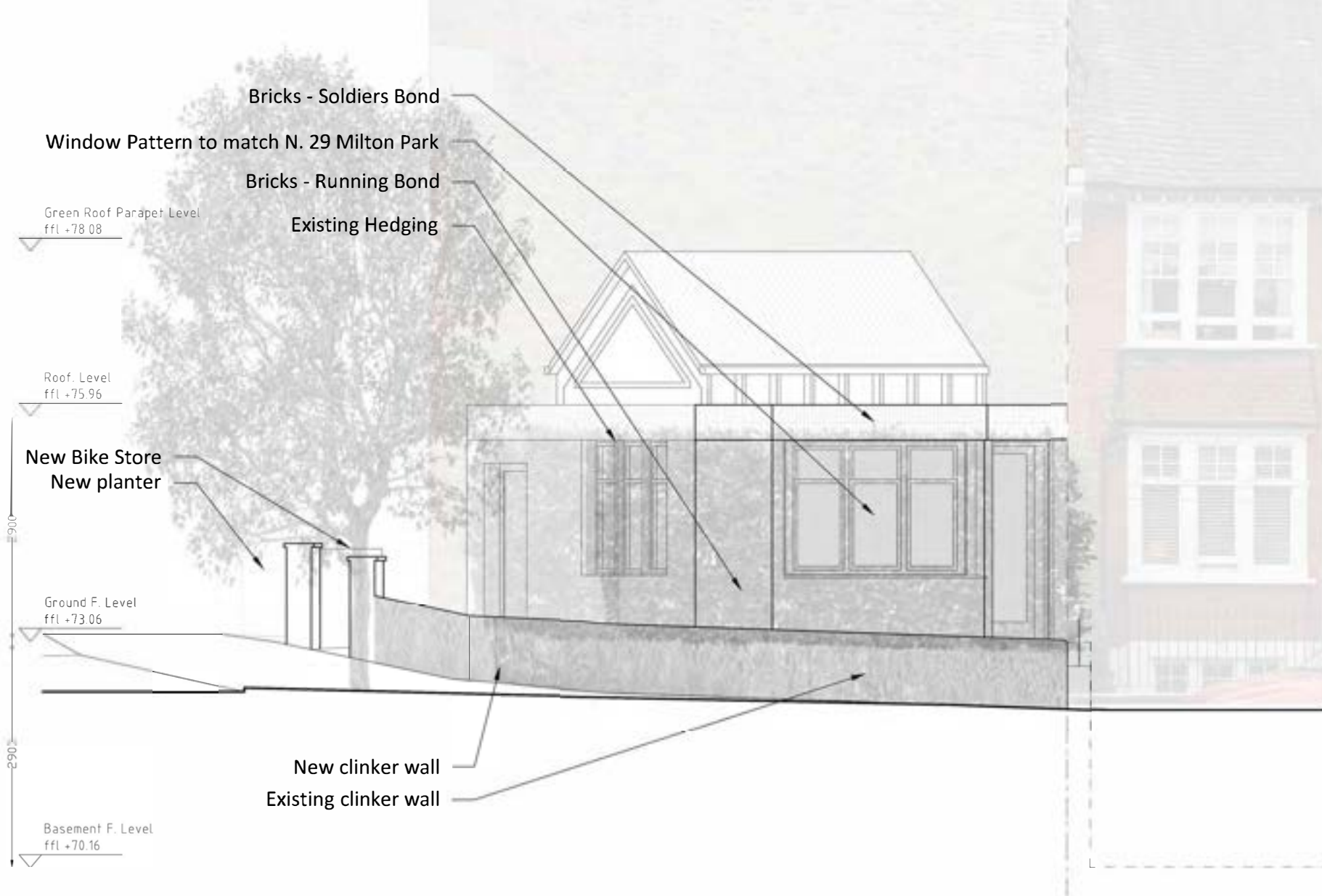
Land adjacent to
29 Milton Park

REVISION
ELEVATION 1 TO MILTON
ROAD - PROPOSED

DATE
01.10.2021
DRAWN
U/SO @ A3
BY
07.08.21
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21.2.21
C/D
20.02.2021
PL_2021

REVISION NO.
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B 27.01.2026 Issue for Planning
A 14.07.2025 Issue for meeting
26.04.2024 First Issue

NO. DATE SCALE
REVISIONS
PROJECT

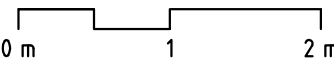
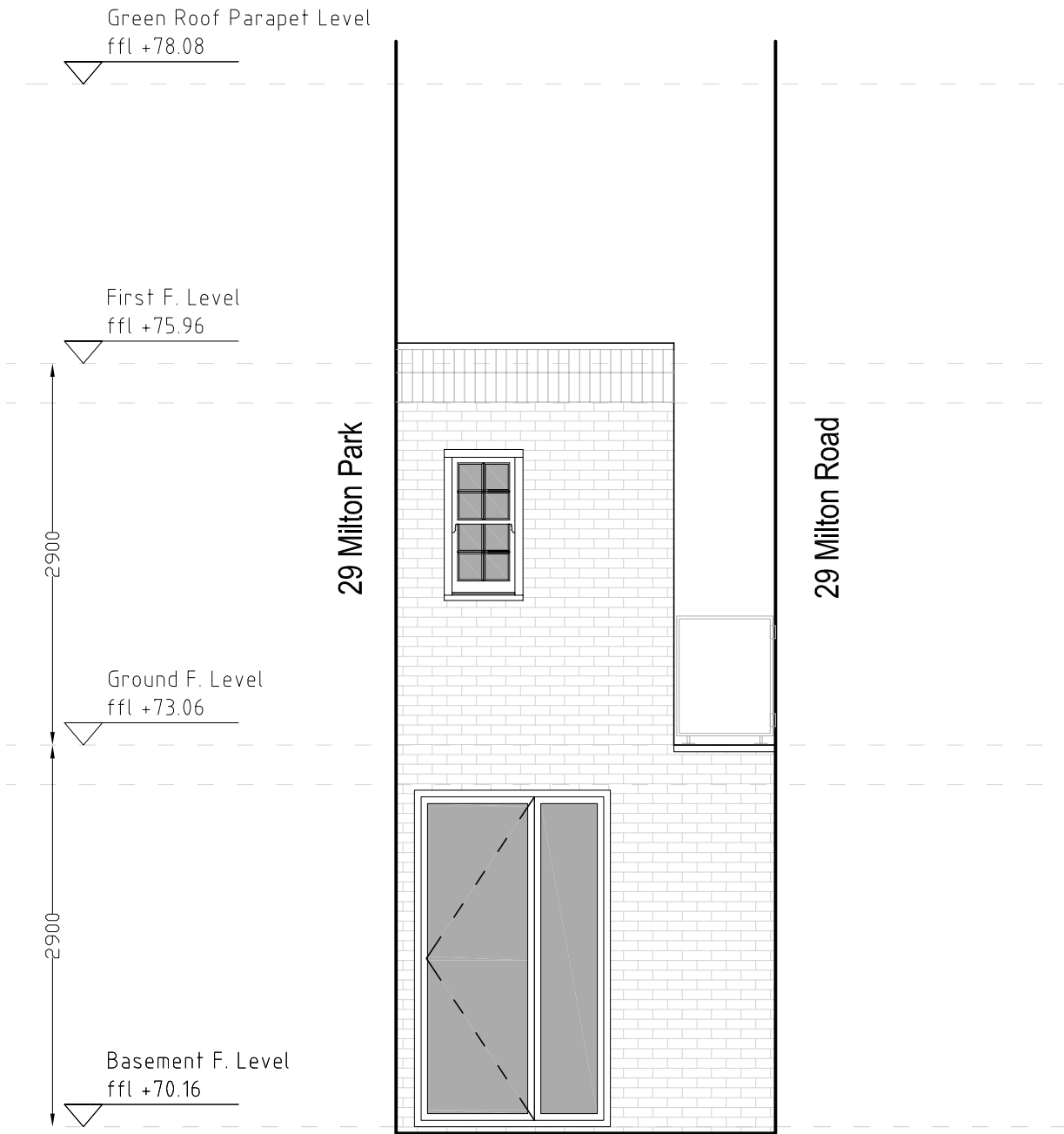
Land adjacent to
29 Milton Park

DRAWING TITLE
ELEVATION 2 TO MILTON
PARK - PROPOSED

DATE 01.11.2021
SCALE 1/50 @ A3
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CAD FILE NAME PL_2026

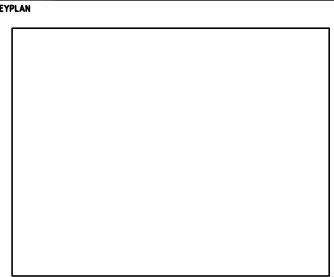
PL2.7 B

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A	27.01.2026	Issue for Planning
-	26.04.2024	First Issue

NO.	DATE	ISSUE
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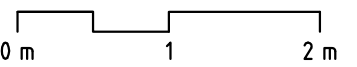
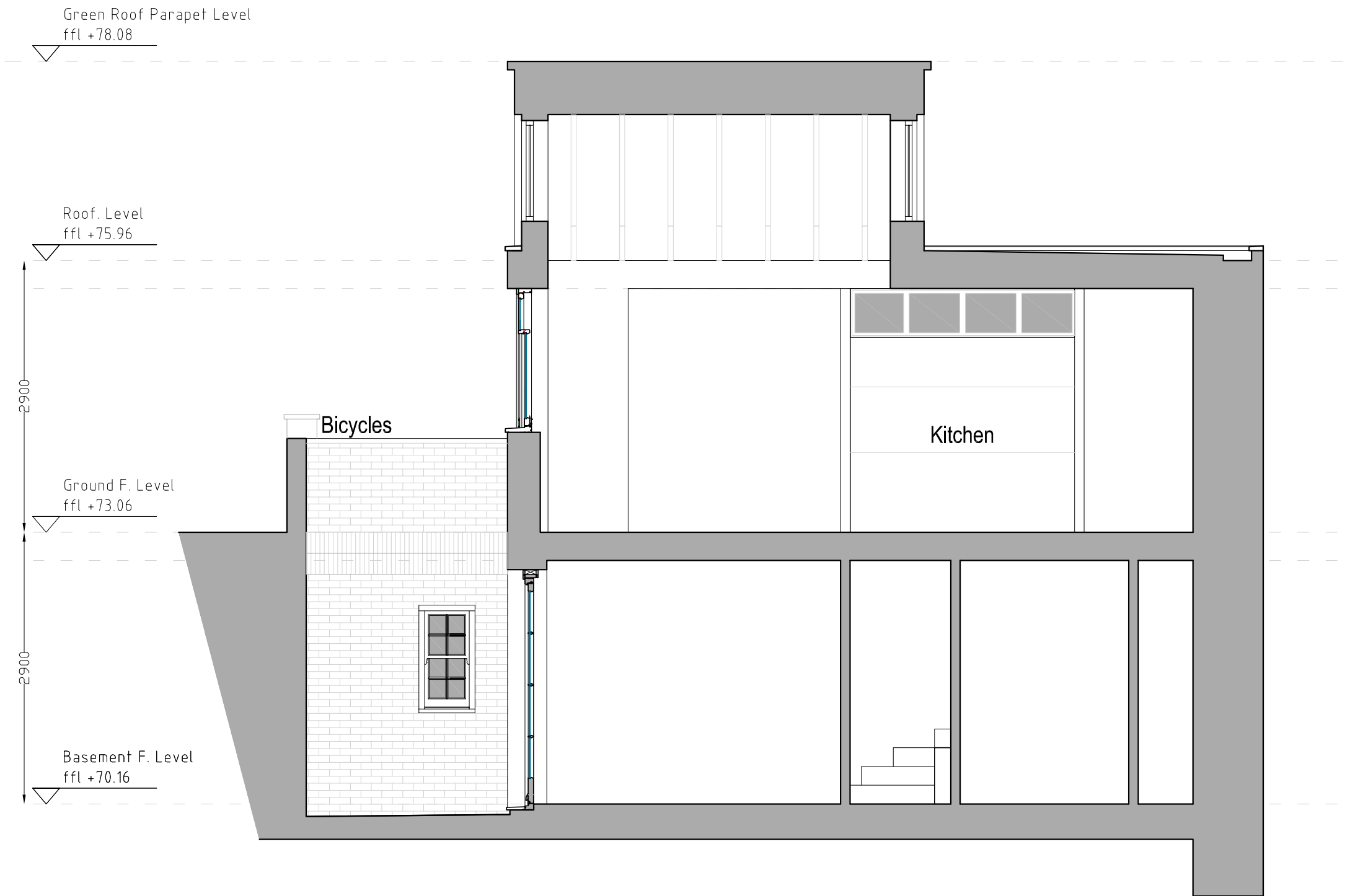
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Land adjacent to
29 Milton Park

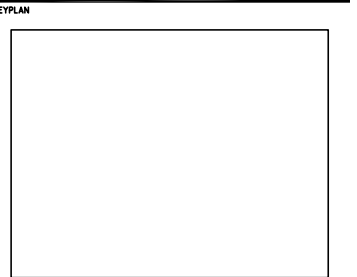
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ELEVATION 3 - PROPOSED

DATE	DRAWING NO.	REVISION
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SCALE		
1/50 @ A3	PL2.8	A
ICE JOB NO.		
ICE 21 273		
CAD FILE NAME		
PL_2026		



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C	24.02.2026	Issue for Planning-Amended
B	27.01.2026	Issue for Planning
A	14.07.2025	Issue for meeting
-	26.04.2024	First Issue

NO.	DATE	ISSUE
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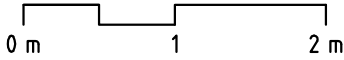
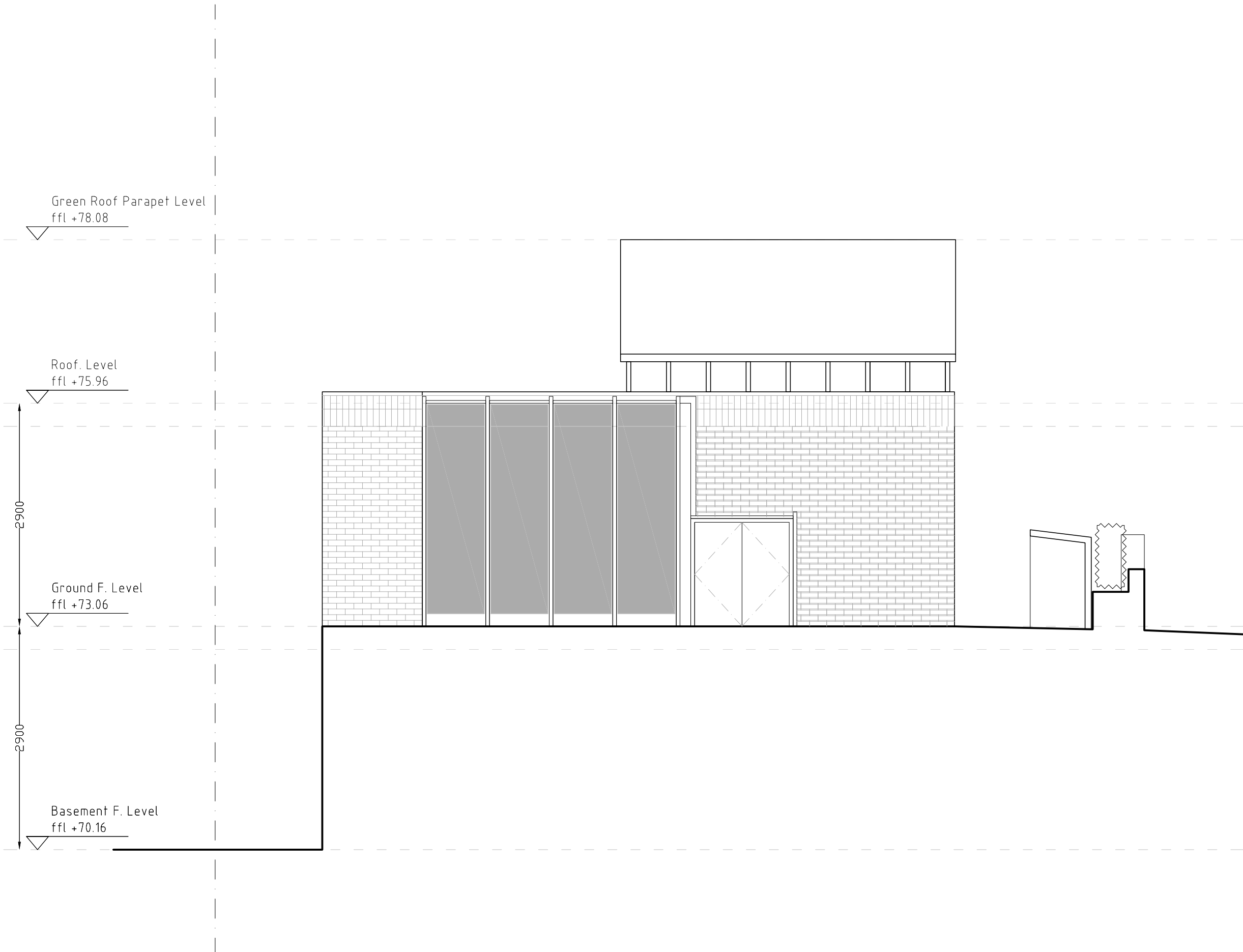
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Land adjacent to
29 Milton Park

DRAWING TITLE
SECTION AA - PROPOSED

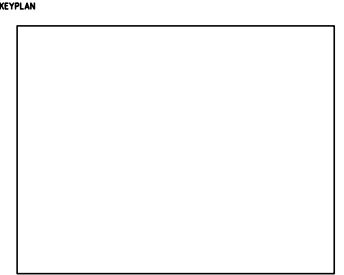
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1/50 @ A3	PL2.9	C
ICE JOB NO.		
ICE 21 273		
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PL_2026		

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NOTES

- 27.01.2026 Issue for Planning

NO.	DATE	ISSUE
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REVISIONS

PROJECT

Land adjacent to
29 Milton Park

DRAWING TITLE
ELEVATION 4 - PROPOSED

DATE 01.11.2021	DRAWING NO. PL2.10	REVISION -
SCALE 1:50 @ A3		
ICE JOB NO. ICE 21 273		
CAD FILE NAME PL_2026		

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29 Milton Road

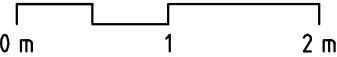
Green Roof Parapet Level
ffl +78.08

Roof. Level
ffl +75.96

Ground F. Level
ffl +73.06

Basement F. Level
ffl +70.16

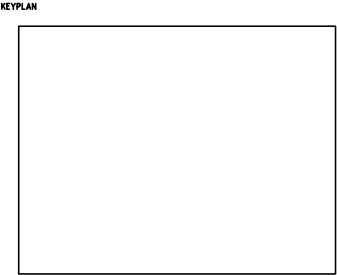
29 Milton Park



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NOTES:

C	24.02.2026	Issue for Planning-Amended
B	27.01.2026	Issue for Planning
A	14.07.2025	Issue for meeting
-	12.06.2024	First Issue

NO.	DATE	ISSUE
REVISIONS		
PROJECT		

Land adjacent to
29 Milton Park

DRAWING TITLE
SECTION BB - PROPOSED

DATE 01.11.2021	DRAWING NO. PL2.11	REVISION C
SCALE 1/50 @ A3		
ICE JOB NO. ICE 21 273		
CAD FILE NAME PL_2026		

APPENDIX 2



Officer Report

Application Number:	HGY/2024/1676	
Application Type:	Full planning permission	
Address:	6A Grange Road, Hornsey, London, N6 4AP	
Proposal:	Erection of a three-storey, five-bedroom (replacement) dwellinghouse with basement level over vacant plot.	
Case Officer:	Mark Chan	
Valid Date:	05/07/2024	
Applicant:	Amlani	
Agent:	Mr Cassion Castle	

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 5.1 This application seeks permission for the erection of a two-storey, five-bedroom dwellinghouse with accommodation provided within the roof form, together with a basement level and associated landscaping. The proposed house will be constructed on a now vacant site, following the demolition of a 1950s property previously located there. As reflected in the approved drawings, the scheme has been amended from the initial submission, specifically to incorporate minor elevational changes and a reduction in the extent of the basement floor, particularly its projection into the rear garden.

Site and Surroundings

- 5.2 The application site is located on the western side of Grange Road, within the Highgate Conservation Area. It previously contained a 1950s two-storey dwelling with a mono-pitched roof, which was demolished following the granting of planning permission in 2018.

- 5.3 The former building featured a mix of large, glazed openings, brickwork render, and hanging tiles. The property includes a front garden bounded by a low hedge, with an area of hardstanding and a carport.
- 5.4 Grange Road comprises a variety of architectural styles, including both modern and traditional house types. The traditional houses are predominantly large, brick-built properties with pitched roofs and accommodation within the roof space. At the corner of Grange Road and View Road is a relatively new, part two-storey, part three-storey modern dwelling.

Relevant Planning and Enforcement history

- 5.5 The site has a long planning history, with the most recent applications outlined below.

HGY/2016/3135 - Demolition of existing house and the erection of a new three storey house with associated landscaping – Approved 25/01/2018.

HGY/2015/3618 - Proposal for a new sustainable (replacement) house for a family of five with child of special needs – Withdrawn 08/09/2016

HGY/2014/1996 - Proposal for a new sustainable (replacement) house for a family of five with child of special needs – Withdraw 10/09/2014

HGY/2011/2237 - Demolition of existing house and erection of a 2 storey, 5 bedroom dwellinghouse with rooms at basement level and in the roofspace. – Approved 14/08/2012

HGY/2011/2348 - Renewal of consent for permission for roof extension at second floor level and alterations to front and rear elevation allowed on appeal 24 March 1999 HGY/2009/0049 – Approved 08/02/2012

HGY/2011/0028-Conservation Area Consent for demolition of existing house and erection of a 3 storey, five bedroom dwellinghouse with rooms at basement level - WDN-25-02-11

HGY/2009/0049 -Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24th March 1999- GTD-17-02-09

HGY/2004/0174 - Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24 March 1999 - GTD-17-02-04

HGY/2008/0440 - Demolition of existing house and erection of a three storey, four bedroom single family dwellinghouse with rooms at basement level. – Withdrawn 21/10/2009 – Appeal dismissed 19/03/2010

Comment on the appeal: The Inspector found that the proposed design would include “a strongly cubic form that would emphasise the additional height of the proposed building, its massing and the closure of the gap to No.6,” noting that “the rear portion of the additional top floor would be the full width of that below it” and would “contribute to the overall scale of the appeals scheme and noticeably diminish the space around the replacement house.” He concluded that the scheme would “fail to preserve the openness that is a characteristic of this part of the conservation area”.

From the rear, “the strongly linear balcony features... and the scale of the upper floor structures would highlight the actual and perceived massing of the house,” such that it “would appear of sufficient scale within the confines of the site to be a dominant element in the townscape”. On amenity, he considered that “a certain degree of overlooking... can be expected,” that screening “would restrict views of neighbouring properties,” and that it had not been demonstrated that the scheme “would be likely to result in direct overlooking” of the neighbour’s rooflight. Basement elements, including the front and rear lightwells, were acknowledged, but the Inspector found that “the proposed structures that would be visible at ground level would be appropriate for the proportions of the site,” and that the glass balustrade “would be an appropriate addition to the townscape.” Overall, the Inspector concluded that the proposal “would fail to preserve the character of the conservation area” and “would be unacceptably harmful to the character and appearance of the townscape.”

HGY/1993/0359-GTD-02-06-93-6A Grange Road London -Erection of roof extension to provide studio and bathroom at second floor level including alterations to front and rear elevations.

HGY/1998/0356 - Extension of extant planning permission Ref HGY/46356 under Regulation 3.3 of Town & Country Planning Regulations 1988 to erect a roof extension at second floor level and alterations to front and rear elevations - REF-02-06-98

6. CONSULTATION RESPONSE

6.1 The following were consulted on the planning application:

- LBH Design Officer – No objection raised. The Officer has been involved in pre-application discussions, advising on design approach, massing, fenestration, and materials.
- LBH Conservation Officer – No objection raised, subject to conditions. The Officer was involved in pre-application discussions, testing the design approach and advising on massing, fenestration, and materials to ensure the scheme responds more sensitively to Grange Road and to the character and appearance of the Highgate Conservation Area.
- LBH Building Control – No objection raised.
- LBH Arboricultural Officer – Based on revised scheme raises no objection, subject to conditions.
- LBH Waste Management - No objection raised.
- LBH Transportation Group - No objection raised.
- Thames Water – Having reviewed the details and advise that they have no comments to make at this time, there are no further concerns to this site.

7. LOCAL REPRESENTATIONS

7.1 The application has been publicised by way of press and site notice displayed in the vicinity of the site and letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

- Objecting: 36
- Supporting: 0
- Representation: 3

7.2 The following local groups/societies have submitted objections and are summarised below:

The Highgate Society

- Previous applications for the site have been refused, heavily conditioned, or withdrawn due to size, impact on neighbors, and harm to the conservation area.
- The proposed building is too large for the infill site, with a fourfold increase in floor area compared to the demolished house.
- The design includes additional rooms labeled as a study and plant room, which effectively make it a 6-7 bedroom house.
- The front elevation misrepresents the scale by not showing the approved scheme's setbacks, giving a misleading impression of the impact.

- The proposed building extends sideways and to the rear, reducing sunlight and daylight to neighboring properties and increasing the sense of enclosure.
- The design destroys the open and verdant character of the conservation area by closing existing gaps between houses.
- The three-storey building looms over neighboring two-storey houses, causing overshadowing and loss of daylight and sunlight.
- The daylighting report indicates a loss of daylight to adjacent windows, contradicting BRE guidance.
- Concerns about the structural stability, groundwater diversion, and surface water flooding due to the extensive basement.
- The unauthorized basement structure in the rear garden exacerbates these issues.
- Increased surface water runoff due to the large footprint and basement.
- Lack of information on Sustainable Drainage Systems (SuDS).
- The extensive basement requires artificial ventilation, which could be unsightly and noisy, impacting neighbors.
- The energy statement is general and lacks details on the location and noise output of heat pumps and solar panels.
- The proposed development does not preserve existing biodiversity, which is integral to sustainability.

Highgate CAAC

- Proposal fails to preserve or enhance the Highgate Conservation Area
- Increased bulk undermines the importance of The Grange (locally listed building) / represent an overdevelopment.
- Heritage Report seeks to re-characterise Grange Road as “suburban” rather than “semi-rural” contradicting Highgate Conservation Area Character Appraisal (2013), Haringey Development Management Policies (2017), and the Highgate Neighbourhood Plan.
- Asserts that Grange Road’s semi-rural character remains intact and unchanged by subsequent planning decisions.
- Proposal would diminish the significance of The Grange, a locally listed building, and harm the wider Conservation Area.
- References to Arts & Crafts design basis have been abandoned, weakening the heritage justification.
- Unacceptable impact on daylight, sunlight, and outlook for Nos. 6 and 8 Grange Road.
- Proposed basement would cause likely damage exceeding Burland Scale 1, creating unacceptable risks of structural instability and adverse impacts on the local water regime, contrary to policy.

- Proposed building footprint and foundation works would encroach on protected tree root zones, disrupt groundwater circulation, and risk long-term harm to mature trees that are integral to the character of Grange Road and the Conservation Area

7.3 The following local councillor(s) has submitted objection:

- Cllr Scott Emery

7.4 The following issues were raised in the objections received that are material to the determination of the application and are addressed in the next section of this report:

Principle of development

- The proposal is too large and represents an overdevelopment of the site, failing to respect the constraints and character of the Highgate Conservation Area.
- The proposal appears to prioritize commercial aspirations over neighbourhood harmony.
- The application relies on the 2018 approval, which is not a material consideration due to incorrect drawings understating the impact on neighbours.
- Overdevelopment harmful to the semi-rural character of Grange Road.
- Request for condition preventing future conversion into flats.
- Expired 2018 approval cannot be relied upon as a benchmark/ 2018 scheme should carry little or no weight.
- Misrepresented the 2018 scheme in drawings and montages, making it appear closer in scale to the current proposal than it really was.
- 2018 permission was unlawfully implemented because key pre commencement conditions were not discharged before demolition.
- Previous appeal decisions (1999, 2010, 2024) emphasise importance of openness, gaps, and subordination to landscape.

Design and appearance

- The design does not align with the Arts & Crafts style prevalent in the area.
- The large and elaborate windows erode the gable features.
- The relationship between the ground floor level and the pavement is not clearly depicted.
- The proposed sunken access is incongruous with the street's topography.
- The design competes visually with The Grange.

- The proposal does not sit comfortably within its immediate or wider context.
- The design lacks architectural merit and does not enhance the road's character.
- The design maximises floor space by using the natural downward incline of the road.
- The proposed building is too tall and massive, not in keeping with the surrounding two-storey houses.
- The proposed building's size and massing are inappropriate for the constrained infill site.
- Visible gap to No. 6 is misrepresented and would in reality be much smaller or non-existent.
- The proposal extends further into the garden than previous proposals and includes a full second floor.
- The building footprint analysis is misleading and does not account for the total development area.
- The proposed building's size and footprint significantly exceed previous proposals.
- Dominant two-storey, dark-coloured bay projects forward of the adjacent building line at No. 8.
- Scale and proportions disregard the unique semi-rural character of Grange Road.
- Existing dwelling of 143 sqm replaced with a house of approximately 410 sqm, effectively filling the entire plot.
- Projections forward of the building line (tall ground/first floor windows) cause overlooking and loss of privacy to No 1 Grange Road.
- Loss of openness, greenery, and characteristic gaps between buildings.

Impact on Conservation Area and heritage

- The development does not preserve or enhance the character of the Highgate Conservation Area.
- The proposed building's height and massing would obliterate views of greenery and skies.
- The proposal represents an overdevelopment of the site, failing to respect the constraints and character of the conservation area.
- The design destroys the open and verdant character of the conservation area by closing existing gaps between houses.
- The proposal fails to respect the setting of The Grange and does not make a positive contribution to the Highgate Conservation Area.
- Negative impact on the historic environment, particularly The Grange (locally listed Victorian manor house) and its associated outbuildings at Nos. 8 and 10.

- Grange Road has a distinctive and unique character within the Highgate Conservation Area which the proposal fails to respect.
- Concern about bin and cycle stores cluttering the frontage.
- Heritage Impact Report attempts to reclassify the road as “suburban” rather than semi-rural, contrary to the Highgate Conservation Advisory Committee and Highgate Society.

Loss of amenity

- The proposed building would cause significant overshadowing, loss of visual outlook, and increased overlooking and loss of privacy for neighbouring properties.
- Loss of daylight and sunlight, particularly affecting the front-facing windows and outdoor garden seating area.
- The proposal would cause unacceptable harm to the living conditions of neighbouring residents by reducing daylight and summer sun.
- The dimensions of the proposed building severely encroach on neighbouring properties, affecting light and privacy.
- The proposed development would significantly reduce the natural light received by No. 6 Grange Road, particularly affecting bedroom windows.
- The development breaches BRE guidelines for daylight, with noticeable reductions in daylight for specific windows (e.g., 45% reduction for window E and 40% for window F).
- The assessment does not include the Annual Probable Sunlight Hours (APSH) test for the affected windows, which is necessary for a complete evaluation.
- A complete and accurate daylight and sunlight assessment should be submitted, showing compliance with BRE guidelines and relevant planning policies.
- The 2018 planning permission, which is now expired, should not be used as a benchmark for the current proposal’s impact on daylight and sunlight.
- Significant loss of daylight and sunlight to front-facing rooms and garden seating area to No 1 Grange Road.
- BRE daylight/sunlight assessment inadequate and did not properly consider No. 1.
- Utility room roof windows at No. 8 also fail the VSL test, affecting kitchen light.
- First-floor bay exacerbates overshadowing and loss of light.
- Reliance on expired 2018 scheme in relation to Daylight & Sunlight as a benchmark is invalid.
- CGI images misrepresent existing boundary features (hedge shown does not exist).

Transport and parking

- Provision of only one parking space is insufficient for a house of this size.
- Significant nuisance and disruption to neighbours and road users during construction.
- Construction Management Plan (CMP) must require repairs to damage caused to the fragile crushed gravel surface of Grange Road by construction vehicles.

Basement

- BIA has recycled and inconsistently updated document, containing material carried over from earlier versions without proper revision.
- BIA contain significant inaccuracies, contradictory figures (including basement depths), outdated drawings, and misinterpretation of site data, making it unreliable.
- Basement design is unbuildable in practice, with concerns that the piling layout, excavation sequence, and drainage routing cannot be achieved within the site constraints.
- BIA fails to meet the requirements of Haringey Development Management Plan Policy DM18 and Highgate Neighbourhood Plan Policy DH7, particularly in relation to structural stability, groundwater management, and limiting damage to Burland Category 1.
- Concerns are raised about the impact on structural stability of neighbouring properties, including predicted ground movements exceeding 5mm and falling within the "amber" monitoring zone.
- Groundwater impacts are not properly assessed.
- Objections state that the BIA underestimates ground movement because the WALLAP modelling does not properly account for the sloping nature of the site, contrary to the findings of GCG.
- Concerns that the basement will obstruct or divert groundwater flows, potentially causing erosion, subsidence, or damage to neighbouring properties, with the BIA allegedly failing to address these risks adequately.
- BIA underestimate groundwater rise, relying on theoretical modelling rather than real world evidence of significant groundwater increases observed at nearby properties (e.g., 4 Grange Road)
- Objections highlight the removal of groundwater drainage corridors in Revision K, with it argued that these are essential to prevent groundwater "damming" effects.
- Depth of the basement misrepresented, with inconsistent figures across the BIA and associated documents.

- No allowance is made for permeable soils above the Claygate Member, despite borehole logs indicating higher sand content and potential for greater groundwater movement.
- Concerns that the BIA does not adequately address dewatering requirements, including the likely volume of water to be removed and the potential impacts on neighbouring land.
- Objections state that the drainage layout conflicts with the proposed piled wall and that no feasible alternative route has been demonstrated.
- Concerns that the BIA does not address how the legal right of drainage from No. 8 will be maintained during construction.
- Objections highlight that the arboricultural assessment is based on outdated basement plans and does not account for the impact of the piled wall and drainage channels on the listed tree's root protection area.
- Concerns about cumulative hydrological impacts from multiple basements in the area, which objectors say have not been assessed.
- Objections state that the basement's size and footprint (extending beyond the footprint of the dwelling) will significantly reduce garden space and biodiversity potential.
- The large concrete basement has significant embodied carbon and sustainability implications, which have not been assessed.
- Objections also raise procedural concerns, including that key drawings were not uploaded to the planning portal, and that the CR audit may have reviewed an earlier version of the BIA, leading to inconsistencies.
- Drainage strategy is insufficiently detailed.

Tree and Landscaping

- The mature Sycamore in the front garden has a TPO and is an important ecological asset.
- Protection for the two mature trees at the front of the site during construction is inadequate.
- Removing healthy trees to accommodate an oversized design is unacceptable.
- Additional garden space required for bicycle storage, reducing green planting.
- Proposed parking on the Sycamore RPA would stress the tree.

Other

- The basement and paving significantly reduce the potential for biodiversity.
- The proposed development does not preserve existing biodiversity, which is integral to sustainability.

- No Air Source Heat Pump (ASHP) is shown on the plans, raising concerns about compliance with energy and sustainability policies.

8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and appearance;
3. Impact on the Conservation Area and Heritage Assets;
4. Standard & quality of accommodation;
5. Inclusive access;
6. Impact on neighbouring amenity;
7. Basement works;
8. Trees & landscaping;
9. Energy, Sustainability and Biodiversity Net Gain (BNG);
10. Parking & transport;
11. Waste and recycling &
12. Drainage and floodrisk.

Principle of development

- 8.2 As reflected in the Officer's report accompanying application reference HGY/2016/3135, consent was granted for the demolition of the existing house and the erection of a new three-storey dwelling. Although the house on the site was subsequently demolished, the conditions associated with the consent were never formally discharged and as such this consent is not a fallback position.
- 8.3 Prior to this consent, the principle of demolition was deemed acceptable in connection with a 2012 approval and was also considered in the 2010 appeal decision. The previous 1950s building was of no architectural significance, and its replacement, bringing the site back into use with a building of improved design quality and energy performance, is considered beneficial.
- 8.4 In particular, the 2010 appeal decision noted that the Inspector took the view that a contemporary replacement house on the appeal site would have the potential to make a significant contribution to the street scene in this location.

Design and appearance

Policy overview

- 8.5 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.
- 8.6 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. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.

Form & Siting

- 8.7 The proposed development is for a detached single-family dwelling of asymmetric two storey form with accommodation within the roof form, together with a basement floor. The building is positioned centrally within the plot and adopts a design led approach that responds to the varied context of Grange Road, where there is no predominant building height or architectural style. In this case, the dwelling would sit lower than No. 8 and higher than No. 6, with its form set back from the flank walls of these neighbouring properties, thereby mediating between the differing scales in relation to these adjoining buildings.
- 8.8 In terms of site coverage, the building will be set back approximately 8 metres from the front boundary and positioned to respect the front building lines of Nos. 6 and 8. The principal two-storey form will extend to a depth of 12.5 metres, with a smaller, single storey flat-roofed element projecting further into the rear garden. This results in a separation of approximately 17 metres between the rear of the main two-storey form and the rear boundary, and 11 metres between the rear projection and the boundary itself. Overall, the dwelling would occupy around 30% of the plot area.
- 8.9 As noted in the Officer's report for the 2016 application, Grange Road does not exhibit a consistent rear building line. Rather properties vary considerably in depth, with No. 4 extending to 13 metres, No. 12 to 15 metres, and No. 6 to 10.5 metres. In this context and taking account of the detached nature of the proposed house, a projection deeper than No. 6 is considered acceptable. As discussed further in the Officer's report, this arrangement would also not result in harm to neighbouring amenity.

- 8.10 Regarding gaps, the scheme maintains visible separation, providing a 1.2 metre gap from the boundary with No. 6 and a 1 metre gap from No. 8. It is acknowledged that the gap with No. 6 is marginally reduced compared to the 2016 scheme. However, in the context of the current design, which better responds to the proportions and relationship with adjoining houses, this modest reduction on this side is considered acceptable and would not be readily discernible. Compared to the 1950s house as well as the 2011 and 2016 approved schemes for this site, it is also noted that there is now a full ground- and first-floor gap between the side of the proposed dwelling and No. 8, thereby serving to better integrate the scheme into the site and allowing the house to be properly represented as a detached dwelling.

Design Approach, Materials and Detailing

- 8.11 The overall design approach is contemporary, but it references the Arts and Crafts character of the area, particularly through the use of brick as the primary facing material, a front gable feature, pitched slate roofs, and gabled elements. The incorporation of gable features also provides a vertical emphasis that is consistent with the prevailing rhythm of the street as such representing an improvement over and above the 2016 scheme.
- 8.12 The fenestration to the front elevation has been kept modest and domestic in scale, ensuring the building sits comfortably in relation to Nos. 6 and 8. On the side elevations, varied roof forms, window placement and detail are added to break up the flank walls, as such avoiding large expanses of unrelieved brickwork.
- 8.13 The proposed materials comprise red brick with a light mortar, complemented by slate roof tiles and panelled window and door elements. This palette is considered appropriate to the immediate context, with materials and detailed design elements secured by condition, alongside further details of the front boundary wall and landscaping. It is also noted that small iterative design changes were secured during the application process, namely: the side windows facing No. 6 Grange Road are now obscure-glazed and non-openable up to 1.7m above floor level; the opening within the front boundary wall for car parking has been narrowed; and the materials and design of the front boundary wall and front windows have been confirmed

Landscaping and Boundary Treatment

- 8.14 As shown in the indicative landscaping plan, the scheme will provide both hard and soft landscaping to the front and rear gardens, with final details to be

secured by way of a planning condition. A front boundary wall of modest height is also proposed, providing some enclosure to the site in a manner consistent with other properties on Grange Road, while also screening the bin and cycle storage structure. The material finish of the wall bin and cycle storage structure are to be secured by way of conditions. As per the indicative landscaping the proposed planting to both garden areas will assist in integrating the development into its surrounding, while existing trees, including the protected TPO tree at the front of the property, will be retained and safeguarded.

- 8.15 In terms of the policies outlined above, the proposed dwelling is considered acceptable in its form, siting, design and landscaping, with the scheme integrating appropriately into Grange Road and representing a contextually suitable design, with matters relating to the impact on the conservation area and heritage assets discussed in the next section.

Impact on the Conservation Area and Heritage Assets

- 8.16 Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose statutory duties requiring that special regard be had to the desirability of preserving the setting of listed buildings and that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework (NPPF) similarly requires that great weight be given to the conservation of designated heritage assets. These statutory duties and policy requirements form the basis for assessing the current proposals.
- 8.17 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.
- 8.18 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.

- 8.19 The Highgate Neighbourhood Plan (HNP) (July 2017) is a material planning consideration when considering an application for this site. In particular, Policy DH2 requires 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.
- 8.20 Grange Road is described in the Highgate Conservation Area Appraisal and Management Plan (2013) as a distinctive street within Sub area 7: Bishops. Its character is shaped by the gravel surface of the unadopted carriageway and the absence of standard kerbs and pavements, which together create an informal "semi rural" character. While the appraisal makes reference to a "semi rural" character, this is more appropriately attributed to the informal nature of the unadopted carriageway and the generous set backs of properties from the road, as opposed to the building types or pattern of development; which in reality comprise built forms of various types, sizes and periods enclosing the street.
- 8.21 The 2013 appraisal notes that, with the exception of The Grange, the original dwellings on either side of the road date from around 1900, with subsequent redevelopment and changes including the Hill Homes care facility at the entrance from Broadlands Road and post war social housing at the View Road end, opposite the application site, together with other rebuilding. Houses along Grange Road are generally set back from the road behind spacious front gardens, which provide off street parking without dominating the street scene.
- 8.22 The Grange itself is highlighted as a locally listed building of importance, anchoring the street to an earlier period in its development. Its Tudor/Jacobean style and substantial scale provide historic continuity amidst later suburbanisation.
- 8.23 The character appraisal in paragraph 10.4.50 recognises that spacing between houses allows for views of mature trees in rear gardens, contributing to the leafy character of the street, however, the appraisal in paragraph 10.4.51 concludes that only three of the original late Victorian and Edwardian houses remain, and in contrast with other streets in the Conservation Area, the original character of Grange Road has changed.
- 8.24 Within this context, Grange Road today is characterised by a varied townscape, reflecting its incremental development from the late nineteenth century through to the present day with properties varying in scale, form, and architectural style, ranging from Victorian and Edwardian houses with prominent gables and chimneystacks, through to Arts and Crafts dwellings with vernacular detailing, to mid twentieth century houses. Importantly, every property along Grange Road is different and unique, contributing to the

individuality and richness of the street scene. This variety contributes to its overall character, reinforced by the informal gravel surface of the unadopted carriageway and the absence of standard kerbs and pavements, as well as the generous setbacks of the properties and the presence of trees and vegetation.

- 8.25 As reflected in the representations above, it is noted that a number of concerns have been raised about the proposal in terms of impact on the character of the street and in relation to gaps between buildings. As also set out above regarding gaps, the scheme maintains visible separation, providing a 1.2 metre gap from the boundary with No. 6, which has a single storey flat roofed element next to the boundary, in turn stepping up to two storeys further into the site, and a 1 metre gap with No. 8, which sits on the boundary. It is acknowledged that the gap with No. 6 is marginally reduced compared to the 2016 scheme. However, in the context of the current design, which better responds to the proportions and relationship with adjoining houses as well as actual spacing between buildings along Grange Road, this modest reduction is considered acceptable and would not be readily discernible.
- 8.26 The spacing of buildings along Grange Road is generally close, with only limited gaps allowing glimpse views through to rear gardens. Notable spaces remain between The Grange and Fairacre, and between Nos. 5 and 7, but overall the subdivision and infill of plots during the mid twentieth century have changed the urban grain and reduced openness
- 8.27 Whilst the proposed development would present an element of change in relation to the current conditions of the site and the previous 1950s house, the resulting gaps and transition in scale between Nos. 8 and 6, the generous front building line set back, and the presence of tree planting, namely the mature sycamore tree, allow for the proposed development to assimilate into the street and to read as a separate detached property.
- 8.28 The ability to appreciate the setting of The Grange, as a locally listed building, which it is noted has been raised as a concern, will not be affected by the proposed development. The site is physically separated from the boundary of The Grange, meaning views of this building and its setting are not affected.
- 8.29 As discussed above, the proposed design approach, with articulated roofscape, a gabled element and bay feature, reflects characteristics found in The Grange and other older period properties, meaning the building here can integrate appropriately with the character of the road, which, as reflected above, is informed by The Grange.

- 8.30 There are no statutorily listed buildings on Grange Road. The nearest are at No. 9 View Road and Nos. 51–57 North Hill, all located sufficiently far from the application site so as not to be affected.
- 8.31 In terms of archaeology, historic mapping demonstrates the evolution of Highgate from rural landscape to suburban enclave, with Grange Road laid out by the late nineteenth century and subsequently infilled during the twentieth century. The application site itself was created in the 1950s as part of the subdivision of The Grange's grounds. As per the adopted local plan, the site is not located within a designated Archaeological Priority Area and as such there are no archaeological constraints associated with the site.
- 8.32 As reflected above, the proposal adopts a contemporary design solution that is considered acceptable given the varied architectural characteristics of Grange Road, while also drawing on features and material finishes common to properties within this part of the conservation area. The overall design approach, together with the scale and massing of the scheme, which has been subject to pre-application discussion with Design and Conservation Officers, is viewed as acceptable and compatible with the surrounding context. In particular, the scheme transitions carefully in scale in relation to the adjoining buildings and integrates appropriately into the street scene.
- 8.33 Accordingly, the significance of the conservation area as a heritage asset would not be harmed, and rather would be preserved, with modest enhancement also secured through the improvement of this site compared to the 1950s building previously on the plot and its current condition.
- 8.34 In reaching this conclusion, considerable importance and weight has been given to the statutory duties under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular the need to preserve the character and appearance of the Conservation Area and the setting of the locally listed building, together with the relevant national and local policy requirements outlined above.

Standard & quality of accommodation

- 8.35 London Plan (2021) 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. The government's

2015 'Technical housing standards - nationally described space standard' (NDSS) is also relevant.

- 8.36 In terms of space standards, the proposed dwelling at 410 sqm in size well exceeds the requirements set out in both the London Plan and the national Technical Housing Standards. The basement level will accommodate a family room to the rear, served by a sunken lightwell, together with a home cinema, gym, and utility room. While these latter spaces will not be served by lightwells, they are non-habitable and therefore do not require natural light provision.
- 8.37 At ground floor level, the dwelling will provide a kitchen, lounge, dining room, and family room, all well served by natural light and with direct access to a generous rear garden. The first floor will contain three generously sized bedrooms, with a further two bedrooms and a study provided within the roof space/third floor. The overall amenity space provision, measuring 310 sqm, would be well in excess of London Plan standards
- 8.38 The scheme also addresses accessibility and inclusive design through the provision of level access to the ground floor and a WC. The dwelling would be dual-aspect, with habitable rooms benefiting from good levels of natural light and outlook, particularly within the open-plan living areas. Provision is also made for one car parking space and secure storage for two bicycles.

Inclusive access

- 8.39 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.
- 8.40 The scheme meets inclusive design principles through the provision of level access to the site, an accessible ground floor layout, and a WC at this level

Impact on the amenity of adjoining occupiers

- 8.41 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.

- 8.42 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.
- 8.43 As set out above, a number of concerns have been raised by the occupiers of Nos.6 and 8 Grange Road, as well as from the property opposite at No.1, in relation to the impact of the proposal on residential amenity, including matters of outlook, daylight, sunlight, privacy, and the perceived scale of the building. As a starting point, it is accepted that the building's bulk and envelope, as experienced by the occupiers of these properties, will differ from the previous structure on site and current conditions on the site. However, change in itself does not equate to harm; rather, the specific impacts on such properties must be considered in detail, as outlined below.
- 8.44 As reflected above, the building mass has been set back in relation to the boundaries with adjoining properties and designed to respond to the site's topography. In support of the application, a Daylight and Sunlight Assessment prepared by BRE has been submitted, assessing impacts on neighbouring properties, specifically 4 Jacqueline Creft Terrace, 1 Grange Road, 6 Grange Road and 8 Grange Road. The assessment is based on the current proposed scheme (May 2024 drawings and 3D model) and benchmarks the results against three scenarios: the existing empty site, the previous dwelling now demolished (2014 drawings), and the 2018 approved scheme by Viridian Architects.
- 8.45 At 4 Jacqueline Creft Terrace and 1 Grange Road, obstruction angles to the nearest windows were calculated at between 7.8° and 19.6°, all below the BRE guideline of 25°, confirming no significant loss of daylight or sunlight. Particular attention was given to two first-floor side-facing windows at No.6 (labelled E and F), which serve a bedroom and directly face the application site, and which were raised as a specific concern in the objections. These windows were analysed against BRE guidelines for vertical sky component (VSC), daylight distribution, and annual sunlight hours.

Impact on No.6

- 8.46 As noted, two first-floor side-facing bedroom windows (E and F) have been assessed in the submitted Daylight and Sunlight Report. Technical representations on this matter have also been made on behalf of the occupiers of No.6, including a letter of objection prepared by Right of Light Consulting

dated 15 August 2024. Their assessment highlighted that the proposed development would result in reductions in VSC at these windows to ratios of 0.65 and 0.60 respectively, which represent noticeable breaches of BRE guidance. They also identified a reduction at the ground-floor kitchen door (window D) to a ratio of 0.76, below the recommended 0.8 threshold, and expressed concern that the BRE report did not initially include Annual Probable Sunlight Hours (APSH) testing. On this basis, they requested that no decision be made until a complete assessment was provided and the design amended to achieve full compliance with BRE guidance and relevant planning policies.

- 8.47 In response, the applicant commissioned OSM Chartered Surveyors to provide an independent review of the BRE Daylight and Sunlight Report and to comment on the objection. OSM acknowledged the reductions in VSC at the side-facing bedroom windows but emphasised that the more meaningful daylight distribution (No-Sky-Line, NSL) test shows the bedroom retains 80% of its area with a view of the sky compared to 97% previously, a ratio of 0.83. This remains compliant with BRE guidance, which advises that reductions only become noticeable where the retained value falls below 0.8 times the former level. OSM also noted that bedrooms are regarded by the BRE Guide as less important than principal living spaces such as lounges, dining rooms and kitchens. Furthermore, the updated APSH assessment confirms that the bedroom windows would continue to meet BRE criteria for sunlight annually and in winter months. OSM therefore concluded that the impacts are not material and would not be perceived as harmful by occupants.
- 8.48 It is also relevant that the side-facing arrangement of the windows, and the historic alteration of the bedroom through the introduction of an ensuite, severed this room from its original front window, meaning that the quality of light achievable is constrained given location on a side elevation compared to front or rear elevations. In the context of an urban setting, where side-facing windows typically receive lower levels of daylight due to proximity to boundaries and neighbouring structures, the retained levels are considered acceptable. OSM's independent review therefore concluded that the proposed scheme would not result in a significant adverse impact on the daylight or sunlight conditions at No. 6.
- 8.49 Reference has been made in representations to an appeal decision at Alford Mews, N6, where a scheme was dismissed due to unacceptable daylight impacts on an existing flat. While that decision is noted, each application must be assessed on its own merits. The affected units in Alford Mews were single-aspect flats with limited alternative sources of daylight, whereas No.6 Grange Road is a larger, dual-aspect dwelling benefiting from windows to the front and rear, as well as multiple bedrooms. The circumstances are therefore

materially different, and the Alford Mews decision does not alter the assessment in this case.

- 8.50 Overall, taking into account both the applicant's submitted Daylight and Sunlight Report and the independent review by OSM Chartered Surveyors, the proposed scheme would not cause unacceptable harm to the daylight or sunlight conditions at No.6. The retained levels are sufficient to ensure that the affected room remains adequately lit, and the impact is acceptable in planning terms.

Impact on No. 8

- 8.51 As set out in the Officer's report in relation to the 2016 application, No.8 has a relatively wide and stepped rear elevation and as also noted the property was reconfigured and extended in the 1980s with a single-storey garden extension, a first-floor side addition and alterations to the rear. The nearest first-floor opening (a patio door with flush railing, shown in HGY/2015/0426) is angled in from the flank wall and serves a bedroom with outlook and light from this window not viewed to be affected. The next opening serves a dressing room, a non-habitable space, and the furthest first-floor window is sufficiently away that the proposal would not breach the 45-degree line in plan or elevation.
- 8.52 At ground-floor level, No. 8 contains a living room spanning most of the rear elevation, served by a central bay window, which will not be adversely affected. There is a small pantry beside the kitchen, adjacent to the boundary with No. 6a and accessed via the shared passageway, which has a glazed roof and would be marginally affected by the new side elevation. Daylight and sunlight levels would however remain acceptable as this is a non-habitable room and as noted the space benefits from plenty of glazing at roof level.
- 8.53 Taking account of these points, and the fact that the development is positioned due north of No. 8, as well as the upper-floor rear building line respecting that of the 2016 scheme, there would be no adverse impact on the amenity of the occupiers of this property.
- 8.54 Compared to the 2016 application, it is accepted that the development introduces a single-storey element projecting further into the garden. While this extends the building further into the site, the sunken nature of this element, sitting below the eaves of the pantry referenced above, together with the use of a green roof, means it will not affect the residential or visual amenities of Nos 8 or 6. A condition is being imposed to make clear that the green roof cannot be used as a roof terrace or sitting-out area. The fact that it will have a green

roof will also serve to soften and integrate the structure into the site, minimising its visual presence.

- 8.55 Maintaining side access to No.8 has also been considered in this application. Specifically, a long section has been provided to demonstrate that the shared pathway alongside No.8, which serves a side door and is a subject to a right of access, will be re-provided by way of the new side access route.

Overshadowing

- 8.56 In terms of overshadowing as the development lies due north-west of No.8, overshadowing is not a material consideration but is a consideration in relation to No 6. As per the objections received it is noted that concerns are raised regarding impact of the development on an area of rear patio No 6. While it is acknowledged that the new building may have some effect on a small patio area close to the boundary, the relevant BRE test relates to the performance of the overall garden, not isolated sections of it. Site photographs however also show that the patio area is already partly overshadowed by boundary vegetation given the southeast orientation, with this applicable to parts of the day only.
- 8.57 The BRE assessment confirms that 89.3% of the rear garden at No. 6 would continue to receive at least two hours of sunlight on 21 March, significantly exceeding the BRE guideline threshold of 50%. On this basis, the garden as a whole comfortably meets the BRE standard, and the impact is not considered unacceptable.

Privacy and Overlooking

- 8.58 Compared to the previous dwelling and the 2016 scheme, the proposed house does not include any balconies and in terms of the current design the glazing to the rear elevation is broken up and reduces in size as it rises, meaning the design does not introduce overlooking that would be viewed injurious to amenity, beyond the typical levels of mutual overlooking from upper-floor windows into gardens.
- 8.59 The sunken nature of the site, relative to the ground level of No.8, ensures that outlook from ground-floor glazing is directed into a well-enclosed rear garden, with the arrangement with No 6 in terms of fence height and presence of screening inside the boundary of No 6 also serving to ensure there would be no adverse impact on amenity. In relation to the glazing introduced on the side of the building facing No. 6, such glazing is clearly secondary in nature and restricted in size and treatment to ensure there is no harm to the amenity of No

6. Equally it is pointed out that a condition is being imposed in respect of this matter.

- 8.60 In relation to impact to properties on the other side of Grange Road, namely No 1 who have made representations, the development is well separated (approximately 25m) so that the building form and associated glazing presents no adverse impact in relation to the amenity of such occupiers. Such an arrangement is typical of street facing housing with the gaps here even being more generous in terms of typical front facing elevations in a street context.
- 8.61 The separation distances to the back of the application site and the nearest house facing onto View Road, taking account also of the orientation of this nearest house and current planting on the shared boundary, is acceptable to ensure there is no adverse impact on amenity or harm to privacy.

Light Spillage and Noise

- 8.62 As the glazing to the front and rear elevations typically diminishes in size at the upper floors, and taking account of extent of glazing on the side elevations is limited, it is viewed there is no potential for adverse light spillage. Any light from the proposed dwelling would also not be harmful in an urban context, where street lighting and lighting with other properties are already present. Furthermore, use of the site as a single-family dwelling would not materially increase noise levels over and above those associated with the previous use of this site.

Construction Management

- 8.63 As noted in the representations received, concerns have been raised regarding potential nuisance and disruption to neighbouring occupiers. While matters relating to construction noise fall under public health legislation and are not material planning considerations, a condition is imposed requiring the submission of a Construction Management Plan. This will secure details of how the construction process will be managed following the appointment of a contractor and completion of the detailed design, with the aim of minimising impacts on both the highway network and the amenity of neighbouring properties.

Conclusion

- 8.64 While the introduction of a new dwelling on this site represents a change compared to the current and previous conditions, the positioning, scale, and fenestration of the house would not have a dominating effect on outlook, nor

would it be materially overbearing or harmful in terms of overshadowing. Although there will be some reduction in daylight to two side windows at No.6, the resulting levels would remain within acceptable limits. The fenestration design also ensures that privacy to adjoining occupiers will not be materially affected, with conditions imposed to safeguard amenity and privacy. Overall, the development would not result in unacceptable harm to neighbouring amenity and is considered compliant with relevant policies.

Basement works

Policy context

- 8.65 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 outlines the requirement of new development to manage and reduce surface water runoff.
- 8.66 The supporting text to policy DM18 outlines that in established residential areas basements are an increasingly popular way of gaining additional space in homes but that it is important that such development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk and that where appropriate, applicants will need to submit specific information to demonstrate that such issues have been addressed.
- 8.67 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it outlines and recognises 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 impacts on the local environment and residential amenity.
- 8.68 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; will not adversely impact the amenity of adjoining properties or the local natural and historic environment. The site is within a critical drainage area and thus is required to incorporate measures to reduce the overall level of flood risk, in accordance with DPD Policy DM26.

- 8.69 Policy DH7 of the Highgate Neighbourhood Plan (2017) equally 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.

Proposed basement

- 8.70 The basement is designed as a single-storey volume to accommodate a family room, gym, home cinema, bathroom, wine cellar, storage and utility room. In cross section, the basement structure would extend to approximately 2.5m deeper at the rear than the ground floor of the property. The width of the structure would also match the width of the ground floor level. A small external sunken courtyard would be installed at the rear of the basement with a staircase that would lead to the rear garden. The inclusion of this access serves to ensure that all rooms in the basement would have sufficient means of escape.
- 8.71 A range of concerns have been raised in the representations received about potential risks associated with the creation of the proposed basement. These include technical and structural matters, groundwater and flooding risks, potential obstruction or diversion of groundwater flows, the adequacy of engineering details, and the environmental and biodiversity implications of the basement's size and associated hard landscaping.
- 8.72 A Basement Impact Assessment (BIA) has been submitted with the application, updated during the course of its consideration. The BIA includes outline structural calculations, construction sequencing, and hydrogeological modelling, with predicted groundwater rise and ground movement impacts assessed using conservative parameters. It confirms that the basement would be constructed using concrete piles, vertical circular interlocking columns in the ground, to create a perimeter wall to form the outline of the basement. The interlocking piled basement wall would be constructed using a continuous flight auger piling rig and the basement living space would be created by excavating

the soil from in between the installed piles from the top down and the excavated soil taken off site.

- 8.73 Several objections highlight perceived inconsistencies or errors in the BIA, including contradictory basement depth figures, disputed groundwater level estimations, and concerns about the adequacy of engineering details. Representations also raise issues relating to structural stability for adjacent properties, the practicality of the piling layout, and the sufficiency of proposed ground movement monitoring during and after construction.
- 8.74 Further objections relate to the potential obstruction or diversion of groundwater flows, which could lead to erosion, subsidence, or tree loss. Concerns were also raised that the BIA lacked detailed proposals for dewatering operations, drainage channels, and sustainable drainage systems (SuDS), and that it did not fully assess surface water flooding or cumulative hydrological impacts from multiple basements in the area. Additional concerns relate to the reduction in garden space and biodiversity potential arising from the basement and associated hard landscaping.
- 8.75 Objectors also cite the basement's substantial size, including its footprint extending beyond that of the new dwelling. While the LPA acknowledges that the basement is relatively large, the acceptability of such development is not determined by size alone. As reflected in the relevant policies, the assessment must focus on the impacts of the development, including structural stability, hydrology, amenity, and environmental considerations.
- 8.76 For the purposes of assessing the basement works, a range of technical information has been provided, including the BIA Report Rev K prepared by Create Consulting Engineers Ltd.

Review of BIA

- 8.77 Given the technical nature of the objections received, the BIA and associated information have been independently reviewed by Campbell Reith (CR), a firm of chartered engineers appointed by the Council. CR produced two preliminary audit reports in January 2025 and a final audit (P4) report in July 2025 and CR subsequently provided response to additional technical points raised by objectors following further consultation. As reflected a further iteration of the audit was provided in October 2025 which provided editorial changes to the audit report but not the technical content.

Section	P3 Wording	P4 Wording
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Non-Technical Summary	BIA ref.: AW/VL/P22-2546/02 Rev. K. Dated May 2025	BIA ref.: AW/VL/P22-2546/02 Rev. K. Dated 10 June 2025
Intro – Policy List	Policies listed in plain text	Policies listed with bullet formatting
Discussion 4.13	Includes sentence: 'It is proposed to break out sections of the soft secant piles to allow groundwater flow...'	Sentence removed; now only qualitative assessment mentioned
Discussion 4.21	Drawing 2546/02/001B within the FRA	Same wording retained but formatted as bullet
Conclusions	Having reviewed the objections and the revised BIA, it is confirmed...	Same meaning, slightly more concise phrasing

- 8.78 CR confirm that the revised BIA meets the requirements of Policy DM18 and relevant national guidance. Their audit concludes that the proposal would not adversely affect the structural stability of neighbouring properties, flood risk, or groundwater flow.

Groundwater and Drainage Concerns

- 8.79 The BIA and CR audit both consider the implications of the development for groundwater conditions and drainage, noting the differing representations made on these points.
- 8.80 Section 6.0 of the BIA examines potential impacts on groundwater flow. The Claygate Member is recorded as extending to depths greater than 20m. Following installation of the secant pile wall and excavation, the BIA proposes breaking out sections of the soft secant piles to allow groundwater to pass across the site via drainage channels beneath the liner walls and slab, thereby mitigating potential impacts on groundwater flow.
- 8.81 A qualitative assessment of direct and cumulative impacts has been provided. Laboratory PSD and permeability testing indicated very low permeability in parts of the Claygate Member, although other site investigation results identified soils with higher sand content and locally higher permeabilities. The updated BIA includes an assessment by a chartered hydrogeologist, concluding that groundwater level increases could range from a worst case 250–350mm to a more likely 63–89mm. On this basis, the BIA concludes that the basement would not cause groundwater related impacts to neighbouring properties.

- 8.82 The BIA also notes the potential for groundwater levels approximately 2.1m above the proposed basement floor level during excavation. Objectors raised concerns about the lack of detail regarding the potential volume of dewatering required.
- 8.83 In response, Section 7.22 of the BIA recommends dewatering within the basement box during construction. The appraisal states that any impact on local hydrogeology would be insignificant, as dewatering would be confined within the secant wall. The contractor would be required to adopt a method sufficient to control groundwater ingress and mitigate potential ground movement.
- 8.84 Groundwater “damming” and the omission of drainage corridors were separately assessed by CR. The updated hydrogeology assessment confirmed that no adverse impacts, including cumulative effects, would arise. CR have outlined that the removal of drainage corridors was justified on the basis that they were acceptable in light of the updated findings. While issues relating to soil permeability were acknowledged, CR consider these to have been appropriately addressed.
- 8.85 CR confirm that the BIA has adequately assessed the potential impact on groundwater flow and that the basement would not result in groundwater related impacts to neighbouring properties. This assessment was undertaken and verified by a chartered hydrogeologist, satisfying the requirements of Policy DM18.
- 8.86 Concerns were also raised about predicted horizontal movements at Nos. 6 and 8, which exceed 5mm and fall within the “amber” monitoring level. CR explain that the Ground Movement Assessment (GMA) and building damage assessment were prepared using conservative assumptions and that damage can be limited to Burland Category 1. Monitoring strategies can be agreed with the Party Wall surveyor. A planning condition is recommended requiring the works to be overseen by a suitably qualified engineer and for the development to accord with Burland Category 1 standards.

Structural Stability and Damage Risk

- 8.87 The basement is to be constructed using a bottom-up excavation method with appropriate temporary works to ensure stability. Concerns about underestimated damage categories and construction sequencing have been addressed by CR, who note that the calculations are based on conservative parameters and that any deviations in methodology can be controlled through planning conditions and Party Wall agreements. CR predict that damage will

remain within Burland Category 1, with monitoring strategies to be agreed prior to construction.

- 8.88 Concerns were raised about the use of WALLAP analysis software, particularly whether it adequately accounts for the sloping ground between Nos. 6 and 8. CR confirm that WALLAP used a retained height of 5.23m, corresponding to the highest point on the No. 8 boundary, meaning the modelling adopts a conservative retained height exceeding the likely dig depth around much of the perimeter. CR consider the assessment to be suitably conservative, with any out of balance forces capable of being addressed during detailed design.

Construction and design practicalities

- 8.89 Queries about pile installation effects, drainage conflicts, and space constraints have been reviewed. These matters are expected to be resolved at detailed design stage, with flexibility for alternative drainage routes if conflicts arise. Routine industry solutions, such as concrete encasement for attenuation crates, can address risks such as flotation
- 8.90 CR note that the submitted drainage layout may conflict with the proposed pile arrangement. This is not considered a barrier to planning approval. A condition is recommended requiring revised drainage layout details to be submitted prior to commencement, demonstrating coordination with the structural design.

Long Term Effects and Monitoring

- 8.91 Potential long-term settlement or heave due to groundwater changes was considered in the hydrogeology review, which concluded that no significant impacts are expected. CR note that monitoring thresholds and strategies can be finalised between Party Wall surveyors to ensure compliance and early intervention if required.

Conclusion

- 8.92 The LPA recognises that objectors have raised detailed and highly technical evidence, including alternative professional opinions from Alan Baxter Ltd and the Geotechnical Consulting Group. Such differences of professional judgement are not unusual in complex basement schemes, where modelling assumptions, hydrogeological interpretation and construction methodologies can legitimately vary between experts. The planning authority is entitled to rely on the conclusions of its appointed independent reviewer, provided that the review is competent, proportionate and addresses the relevant policy tests. In this case,

the independent audit undertaken by CR meets that threshold and provides a reasonable basis for the authority's planning judgement.

- 8.93 At planning stage, the LPA is not required to resolve every technical disagreement or to demand full construction-level detail. The key test is whether the information submitted demonstrates that the basement can be constructed without causing unacceptable harm, and whether any remaining uncertainties can be appropriately controlled through conditions and other statutory regimes. As established in national guidance and case law, technical matters may lawfully be resolved by planning conditions, but only where the LPA is satisfied that the development is acceptable in principle and that the outstanding matters are capable of being addressed; in this instance, the independent review undertaken by CR provides a sound evidential basis for concluding that this threshold is met. To ensure that the findings of the independent audit remain unchanged through the detailed design stage, and to provide further assurance to those who have made technical representations, additional precautionary measures are secured through pre-commencement conditions. These require the submission of a site-specific hydrogeological investigation, updated ground-movement modelling appropriate to the sloping site, coordinated drainage and piling design, and the appointment of a supervising chartered engineer, together with real-time monitoring.
- 8.94 Such details will be developed further as part of the detailed design of the project and will in turn be subject to formal submission and approval by the Council. In line with normal practice, any such submissions will be publicly available and consulted on, providing adjoining owners and other interested parties with the opportunity to comment before the conditions are discharged.
- 8.95 Overall, taken together with the submitted BIA, the independent audit by CR, the safeguards secured through the recommended conditions, and the additional protections afforded by the Building Regulations regime and the Party Wall etc. Act 1996, the Council is satisfied that a comprehensive and proportionate framework exists to ensure that the development proceeds safely and without unacceptable impact on neighbouring properties or the local environment. On this basis, the proposal is considered acceptable and in accordance with Policies DM18, DM24 and DM26 of the Development Management DPD and Policy DH7 of the Highgate Neighbourhood Plan.

Trees, landscaping and biodiversity

- 8.96 London Plan Policy G7 mandates the retention of existing trees of value, with any necessary removal requiring adequate replacement. The policy further emphasizes the inclusion of new tree plantings, particularly those with large

canopies, within development proposals. DM Policy (2017) DM1, 'Delivering High-Quality Design,' expects development proposals to appropriately respond to the presence of trees both on and near the site. Highgate Neighbourhood Plan Policies SO4.4 and OS2 also emphasise the protection of trees and vegetation as integral to Highgate's green character.

- 8.97 An Arboricultural Impact Assessment and Method Statement (MMARBORICULTURE Ltd amended on 10 June 2024) has been submitted in support of the application. The report identifies a total of 18 trees on or adjacent to the site, of which three Category C trees, Buddleia (T009), Birch (T010), and Goat Willow (T011), are proposed for removal to facilitate the development. These are self-set, low amenity specimens with limited contribution to the wider townscape, and their removal is not considered to present a constraint to development under BS5837:2012.
- 8.98 The remaining trees are to be retained and protected in accordance with the methodologies set out in the submitted Arboricultural Statement. These include the installation of protective fencing to BS5837 standards, temporary ground protection, and specialist construction techniques (e.g. pile and beam foundations) where incursions into Root Protection Areas (RPAs) are unavoidable. Notably, the proposed basement has been amended so that the basement foundation would only slightly project into the RPAs of Sycamore tree (T007) and Horse Chestnut tree (T008) located to the front of the site with the encroachment at 5% and 8.8% respectively only. The Council's Arboricultural Officer has been consulted and raised no objection.
- 8.99 Within the RPAs of trees T002-T006, ground excavation and the construction of concrete walls to a depth of approximately 2m will take place. It is accepted that this will inevitably result in the loss of some tree root mass. Remedial action will be required, particularly for the Lombardy Poplar (T002), a reasonably tall Category C tree on rear boundary of the site, is to be reduced by at least 30% of its crown mass to allow retention and reestablishment of structural integrity. Similar measures will apply to the Goat Willow (T006), which is also prominent Category C tree located along the boundary with No. 6 Grange Road and more exposed to wind forces. As reflected in the Arboricultural report submitted, all affected trees will require annual reinspection by an independent Arboricultural consultant, with access to the base of the trees to confirm ongoing structural stability. The trees remain a notable feature in the street scene, and their protection during construction will be secured via the proposed condition. The Council's Arboricultural Officer has reviewed such works and does not object to the anticipated impacts.

- 8.100 As reflected in the objections received, as well as in the comments of the Council's Arboricultural Officer, concerns were raised regarding the potential impact of the proposed works on T007, a sycamore tree, particularly in relation to the extent of encroachment into its Root Protection Area (RPA). In response, an updated Arboricultural Impact Assessment and Method Statement was submitted, together with a clearer foundation drawing (P104), enabling the true extent of the now proposed basement to be understood. It is also important to note that the size and footprint of the basement are fixed by the approved drawing.
- 8.101 The updated information confirmed that the foundations would encroach into the RPA of T007 by approximately 4%, increasing to 5% once the position of the piles is taken into account. These matters were discussed and agreed directly between the agent and the Council's Arboricultural Officer. Foundation drawing P104 also shows the outline of the former historic building, including a single storey projection, the footings of which would likely have constrained root spread on this side of the tree. It is further noted that paving slabs existed in front of this single storey element, where a car was historically parked, indicating long standing hard surfacing within this part of the RPA. Reflective of the updated Arboricultural Impact Assessment and Method Statement, a number of measures and safeguards are incorporated to mitigate impacts on this and other retained trees.
- 8.102 As noted a car parking space has historically existed in proximity to these trees. For the purpose of redeveloping the site, a three-dimensional confinement system would be installed around their RPAs (total area approximately 69.5 sqm) to support the proposed driveway hardstanding. This system is designed to prevent soil compaction while allowing water and air penetration, thereby safeguarding the trees. Permeable paving would also be used in the construction of the driveway.
- 8.103 To ensure compliance with the submitted Arboricultural Impact Assessment and safeguard retained trees throughout the construction process, a condition is imposed requiring all works to be carried out in accordance with the approved report. In addition, a separate landscaping condition secures appropriate replacement planting to mitigate the loss of the three Category C trees and reinforce the site's contribution to local canopy cover.

Parking and Transportation

- 8.104 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport,

walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

- 8.105 The subject site has a PTAL value of 3, which is considered moderate access to public transport services. Within TfL's WEBCAT/PTAL walk distance criteria there are three bus services accessible from the site, within 8 minutes' walk. The site is also approximately a 12-minute walk from Highgate Underground station. The site is within the Highgate Station Outer CPZ which has operating hours of 10am to noon Monday to Friday.
- 8.106 One off-street car parking space is provided within the development, served by the existing driveway. While it is noted that concerns have been raised in the objections received, the level of provision aligns with the London Plan's maximum standards and local borough guidance. Importantly, the site benefits from moderate public transport accessibility (PTAL 3) and is within walking distance of local services and amenities, as well as being accessible by public transport
- 8.107 In terms of cycle parking, 2 on-site spaces are shown behind the front boundary wall. While this arrangement is acceptable in principle, it is required that 3 spaces be provided in accordance with London Plan standards, which will be secured by way of a planning condition. The nature of the front boundary wall and the depth of the front garden mean that such provision can be accommodated at the front of the site, avoiding the need to locate cycle storage in the rear garden, where concerns were raised in the representations received. It is further noted that, with the removal of permitted development rights, the Local Planning Authority will retain control over the size and design of any subsequent structure erected for the purpose of storage, including cycle storage.
- 8.108 A condition securing a Construction Management Plan (CMP) is imposed to address a range of measures relating to construction deliveries and site set-up. This includes the requirement for a photographic survey of the full length of Grange Road to be submitted to the LPA, to serve as a baseline against which any damage arising from construction to the surface of this private road can be assessed. As Grange Road is a private road, responsibility for any damage would not fall within the control of the LPA or the local highway authority but would instead a civil matter between the relevant parties.

Energy & sustainability and BNG

- 8.109 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.
- 8.110 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.
- 8.111 Policy G6 (Biodiversity and access to nature) of the London Plan (2021) advises that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- 8.112 An Energy Statement produced by Achieve Green has been submitted with the application. This, together with the other plans, drawings and supporting information, has been reviewed by the Council's Carbon Management Officer. The assessment confirms that the development would achieve an 83% reduction in carbon emissions compared with the baseline requirements of Building Regulations Approved Document Part L1A.
- 8.113 The scheme incorporates a range of integrated measures designed to reduce carbon emissions and enhance the building's long term environmental performance. The dwelling will benefit from improved insulation standards throughout the building envelope, minimising heat loss and improving thermal efficiency. Specifically, the dwelling has been designed with energy efficient construction solutions, including solid wide cavity brickwork and double or triple glazing to reduce heat loss while maximising natural light penetration. Mechanical ventilation with heat recovery (MVHR) systems are proposed to ensure good indoor air quality while reducing energy demand. Heating and hot water will be provided via an air source heat pump, offering a low carbon alternative to conventional systems.
- 8.114 Photovoltaic (PV) solar panels are also proposed to generate on site renewable electricity, further reducing reliance on grid energy. Collectively, these measures are expected to deliver an 83% reduction in CO₂ emissions, exceeding the minimum targets set out in the London Plan. The development will further

achieve 'zero carbon' status through an offset payment of £1,995.00, in line with London Plan guidance.

- 8.115 Conditions are imposed requiring the development to be implemented in accordance with the Energy Statement. Details of the air source heat pump, PV arrays and living roof must be submitted and approved prior to commencement of development. The conditions relating to energy and sustainability have been adapted to meet the relevant legal tests, ensuring they are precise, relevant, enforceable and achievable, and tailored to reflect the nature of the proposal, which involves a replacement dwelling.
- 8.116 In terms of wider sustainability, the scheme benefits from its location on partly previously developed land, with good access to public transport, a nearby amenity and facilities. A condition is imposed requiring a water butt to be provided on site. This reflects the need to manage roof run off, which will already be minimised through the provision of a green roof on the single storey building form.
- 8.117 As such, it is considered that this proposal, a minor application, would comply with relevant policies and to be acceptable in terms of sustainable design and energy efficiency, subject to appropriate conditions to achieve the above as being imposed.
- 8.118 As per the objections received it is noted one references embodied carbon associated with constructing a large concrete basement, and it is acknowledged that concrete production carries a significant carbon footprint. However, this application is a minor application, and unlike major developments assessed under the 2021 London Plan, it does not fall within the scope of policies requiring a Circular Economy Statement or a Whole Life Cycle Carbon Assessment. Such requirements apply only to major schemes, and current planning policy does not extend these obligations to minor residential applications of this nature. Furthermore, where Energy Statements are required, they focus on the operational energy performance of a building rather than the embodied carbon of construction materials. While it is recognised that national and regional climate policies are evolving and may in future incorporate embodied carbon considerations more broadly, the LPA does not currently have the policy basis or jurisdiction to assess or regulate emissions arising from the manufacture of construction materials for a minor application.
- 8.119 In terms of mandatory Biodiversity Net Gain (BNG) now a material consideration since April 2024, a Biodiversity Net Gain Statement has been submitted by the application. 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.

- 8.120 Whilst noting BNG is a requirement, small-scale development can be exempt under the provision of the Self-build and Custom Housebuilding Act 2015, which the agent has outlined as the route being followed here. As such, a condition is being imposed requiring formal clarification in respect of this matter.

Waste and recycling

- 8.121 DM DPD Policy DM4 requires proposals to sustainably manage waste arising during design, construction and occupation. Developments should provide on-site facilities for general waste, recyclables and organic material, with adequate internal and external storage and safe, accessible arrangements for occupiers and collection operatives. Highgate Neighbourhood Plan Policy DH8 further requires that waste and recycling facilities in new buildings are well-designed and discreetly integrated into the overall scheme.
- 8.122 As per the details submitted, wheelie bins would be stored inside the front boundary wall at the front of the site. In line with other houses on this street, the bins would need to be deposited on Grange Road for collection. A condition has been imposed requiring details of the joint cycle and refuse/recycling storage structure to be submitted. This will ensure an accessible arrangement for the provision of waste and recycling, together with appropriate screening of the bins.
- 8.123 As such in terms of waste and recycling the scheme here provides acceptable arrangements.

Drainage and flood risk

- 8.124 London Plan (2011) Policy 5.13 (Sustainable drainage) and Local Plan (2013) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.
- 8.125 Although concerns have been raised regarding potential flood risk, it is important to note that this proposal is a minor householder application, and there is no policy requirement for a formal Flood Risk Assessment (FRA) under

the Development Management DPD or the London Plan. The more detailed flood-risk and drainage obligations, including full FRAs and comprehensive SuDS strategies, apply principally to major developments and are not triggered by a single-dwelling replacement scheme of this scale. Nevertheless, the applicant has incorporated a number of measures within the design to address surface-water management and reduce runoff.

- 8.126 The proposal would retain a sizeable amount of outdoor space ensuring that the site continues to benefit from a meaningful area of soft landscaping. The front of the site is proposed to be finished in permeable paving, which will assist in managing surface water and reducing runoff. In addition, an attenuation tank is proposed beneath the rear garden as part of the site's drainage strategy. This will operate in conjunction with the permeable surfaces to manage surface water on site and ensure that the development does not increase flood risk to neighbouring properties
- 8.127 The applicant has confirmed that the proposed attenuation tank will be located beneath the rear garden at an invert level of 109.87m AOD, as indicated in an updated long-section drawing. The tank will be covered by approximately 550mm of material up to the proposed finished garden level, which provides ample depth for topsoil, lawn and general planting. This will ensure that the presence of the tank will not restrict the ability to reinstate a functional and visually appropriate garden surface. The Council's Arboricultural Officer has also confirmed that the tank sits wholly within the existing retaining walls and does not encroach into any root protection areas of trees on adjoining sites. The submitted plans further indicate that the sunken area to the rear will be raised which is welcomed in terms of usability and landscape quality.

Conclusion

- 8.128 In conclusion, the proposed replacement dwelling is considered appropriate to its location in terms of its content, form, layout, and design. Specifically, the position, scale, massing, detailing, and alignment of the building have been carefully considered in terms of its relationship with neighbouring properties and compatibility with the surrounding context, taking into account also the long planning history associated with the site.
- 8.129 The development would preserve, and in parts enhance, the character and appearance of the Highgate Conservation Area. The scheme is not viewed to cause any unacceptable harm to the living conditions or amenity of neighbouring residents, including those in adjoining properties.

- 8.130 The associated basement works have been subject to detailed technical review and, as explained above, while certain technical matters remain the subject of differing professional opinion, the independent assessment undertaken by Campbell Reith confirms that these matters are capable of being addressed through the detailed design process. The imposition of appropriately worded pre-commencement planning conditions is viewed to provide a lawful and proportionate mechanism to secure the necessary further information and safeguards, ensuring the works proceed acceptably in terms of structural stability, drainage, and the protection of neighbouring properties.
- 8.131 Having taken account of the various representations received and accepting that the scheme represents an element of change in relation to adjoining and neighbouring occupiers, it is concluded that in planning terms there would be no adverse impact on amenity in its different aspects, including privacy.
- 8.132 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.

5. CIL APPLICABLE

- 5.1 Based on the submitted information, the Mayoral CIL charge will be £29,819.30 (410 sqm × £72.73) and the Haringey CIL charge will be £181,843.20 (410 sqm × £443.52, indexation included). These charges will be collected by Haringey should the scheme be implemented and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, and/or for late payment. All charges are also subject to indexation in line with the construction costs index.

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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.

P/100B, P/101C, P/102B, P/103B, P/200C, P/201A, P/300C, P/301C, P/400, P/401, P/500, RGL 23 4044 01A, 240612_Grange Road_Location Plan, 240612_Grange Road_Design Statement, RPA Encroachment Drawing, Attenuation Tank Section.

Energy Statement, Biodiversity Statement, Building Reg Part L Report, Part_L_2021_gla_carbon_emission_reporting_spreadsheet_v2.0_0, 6a Grange Road Heritage Impact Assessment October 2024_v0, 06 Grange Road, London, N6 4AD Arboricultural Impact Assessment and Method Statement rev 2024 final, Grange Road daylight assessment_1003_Issue5, 13979 06 CRH XX XX GE R 6a Grange Road BIA Audit P4, AW_VL_P22 2546_02 Rev K Vol 2 of 3 Basement Impact Assessment, AW_VL_P22 2546_02 Rev K Vol 1 of 3 Basement Impact Assessment, AW_VL_P22 2546_02 Rev K Vol 3 of 3 Basement Impact Assessment.

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 detailed design drawings and physical material samples relating to the external elements of the development have been submitted to and approved in writing by the Local Planning Authority. These details shall include scaled drawings (minimum 1:10) and physical samples, clearly illustrating dimensions, materiality, and construction detailing prepared by the project architect, and shall cover the following elements:

A. Facing Brickwork

- A minimum 1m x 1m sample panel to be constructed on site, showing the proposed brick type, colour, texture, bond, mortar mix, and pointing style.
- Details of any brickwork articulation, including decorative features, copings, or special brickwork elements.

B. Roofing Materials and Junctions

- Physical samples of all roofing materials, including slate and any metal finishes.
- Final detailed drawings showing ridge, verge, gutter profiles, and all junctions between roofing materials and brickwork, including transitions between pitched and vertical surfaces.

C. Metalwork and Architectural Features

- Samples and detailed drawings of any decorative metal elements, including those proposed for the top floor front elevation.

D. Windows and Doors

- Detailed drawings at 1:10 scale (plan, elevation, and section) showing head, jamb, cill, reveal, and surround construction.
- Physical samples of window frames and door finishes.

E. Rainwater Goods and External Fixtures

- Detailed drawings and specifications of all external fixtures, including downpipes, foul pipes, and meter boxes, showing their locations, finishes, and integration with the building envelope.

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

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

4. Notwithstanding the details shown on drawing P/101 Rev C, final details of the design, dimensions and external finish of the cycle and refuse/recycling storage structures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The approved structures shall provide a minimum of 3 cycle parking spaces in accordance with London Plan standards, shall be fully installed prior to first occupation, and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure high-quality, functional, and visually appropriate storage structures that support sustainable transport and waste management, and to protect the amenities of the locality, in accordance with Policies DM4 of the Development Management DPD 2017, SP7 and SP11 of the Haringey Local Plan 2017, and Policies SI7 and T5 of the London Plan 2021.

5. Notwithstanding the details submitted as part of the planning application (P/101 Rev. C & P/102 Rev. B), final details of both hard and soft landscaping works, including tree planting to mitigate the loss of three Category C trees (T009–T011), and the specification and planting details of the proposed green roof to the single-storey element, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

The approved scheme shall be implemented in full during the first planting and seeding season following occupation of the building or completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which within five years of completion die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, shall be maintained and retained thereafter.

Reason: To provide a suitable setting for the development and ensure appropriate mitigation for tree loss, 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 development shall be carried out in full accordance with the tree protection measures, supervision requirements, and construction methodologies set out in the approved Arboricultural Impact Assessment and Method Statement prepared by MMEEnvironmental Ltd, dated 11 November 2024.

A. Pre-commencement requirements

1. No development, including any demolition, site clearance, groundworks or installation of temporary access, shall commence until:
2. The tree protection fencing and temporary ground protection shown on the approved Tree Protection Plan have been installed; and
3. An arboriculturally supervised hand dug trench to a depth of 600mm has been undertaken along the line of the proposed foundation within the RPA of T007, to establish the presence, size and distribution of structural roots, with a written record of findings submitted to and approved by the Local Planning Authority. The approved foundation design, including any required pile and beam solution, shall thereafter be implemented in full.

B. Requirements during construction

1. All works within the combined RPAs of T007 and T008 (totalling approximately 55.5m²) shall be carried out using the three-dimensional cellular confinement system specified in the AIA, including angular stone backfill and a porous surface layer.
2. Temporary multitrack ground protection laid over a 150mm woodchip layer shall be installed and retained wherever construction activity occurs within these RPAs.
3. No excavation, soil stripping, level changes, service installation, storage, mixing, or vehicle access shall occur within any Root Protection Area

except where expressly permitted in the approved AIA and under the supervision of the Project Arboricultural Consultant.

C. Retention and removal of protection measures

1. All protective measures shall remain in place until all construction works, including hard and soft landscaping, have been fully completed and all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure the protection and long-term retention of trees adjacent to the site during 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.

7. Notwithstanding the construction management plan submitted, no construction 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 manoeuvres 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;
 - VII. Contact details for the Site Supervisor responsible for on-site works;
 - VIII. Photographic survey of the full length of Grange Road be submitted to serve as a baseline against which any damage arising from construction can be assessed.

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. No development, including any excavation, shall commence until a suitably qualified chartered 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 the basement is constructed safely and without undue impact on the structural integrity of neighbouring buildings, in accordance with Policy DM18.

9. Notwithstanding the information submitted to date, no development, including any excavation, shall commence until a site-specific hydrogeological and geotechnical investigation has been carried out and submitted to, and approved in writing by, the Local Planning Authority. The investigation shall confirm groundwater levels and flow conditions at the site, assess the hydrological and geotechnical impacts of the approved basement, and set out any mitigation measures required to ensure that the development will not increase flood risk or adversely affect the structural stability of neighbouring properties.

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

Reason: To ensure the development does not increase flood risk or harm the stability of neighbouring buildings, in accordance with Policies DM18 and DH7 of the Haringey Development Management DPD (2017).

10. Notwithstanding the information submitted to date no development, including any excavation, shall commence until an updated Ground Movement Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall use a methodology appropriate for sloping ground conditions and shall demonstrate that ground movements arising from the approved basement can be limited to Burland Category 1 for all neighbouring properties. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To ensure the basement can be constructed without causing damage to neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD and Policy DH7 of the Highgate Neighbourhood Plan.

11. The basement works hereby approved shall be carried out under the continuous supervision of a suitably qualified chartered structural or geotechnical engineer. Movement monitoring shall be installed and undertaken in accordance with the updated Ground Movement Assessment approved pursuant to the condition above, with readings taken at the intervals specified therein. If monitoring identifies movement exceeding Burland Category 1 thresholds, all excavation and basement works shall cease immediately until a revised mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved mitigation strategy.

Reason: To ensure the works do not cause structural damage to neighbouring buildings, in accordance with Policy DM18.

12. Notwithstanding the submitted Basement Impact Assessment (BIA) prepared by Create Consulting Engineers Ltd (Ref. AW/VL/P22-2546/02 Rev. K, May 2025), and following detailed design of the scheme, revised drainage layout drawings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development (excluding demolition and site clearance). The drawings shall demonstrate full coordination with the approved structural and piling design to ensure feasibility and avoid physical conflict. The development shall thereafter be carried out in accordance with the approved drainage details.

Reason: To ensure the drainage strategy is compatible with the structural design and basement construction, and to prevent conflict between drainage infrastructure and foundation elements, in accordance with Policy DM18 of the Haringey Development Management DPD and Policy DH7 of the Highgate Neighbourhood Plan.

13. The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Achieve green (dated Feb 2024) delivering a minimum 83% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pump and a minimum 3.5 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- o Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

- o Confirmation of the necessary fabric efficiencies to achieve a minimum 44% reduction, including details to reduce thermal bridging;
- o 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;
- o Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- o Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)
- o Specification of any additional equipment installed to reduce carbon emissions.

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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

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.

14. 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 £1,995.00 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.

15. The development shall not be occupied until details of the location of a water butt with a minimum internal capacity of 120 litres, to intercept rainwater draining 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 prior to occupation and retained thereafter.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

16. 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.

17. The side-facing window openings at ground and first floor level, as shown on approved drawing P/300, shall incorporate the solid panels and obscured glazing above 1.7 metres above finished floor level as indicated. These measures shall be installed prior to the first occupation of the dwelling and shall be retained as such for the lifetime of the development, unless otherwise agreed in writing in advance 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.

18. The noise level from the operation of the air source heat pump(s) to be installed shall not exceed 42dB LAeq (5 min) when measured at a point 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 operation of the air source heat pump(s) results in a noise nuisance to the occupant of any neighbouring dwelling, the applicant shall implement noise mitigation measures as agreed in writing with the Local 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. 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.

20. 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 outbuilding 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.

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no part of the flat roof to the rear of the building hereby granted and shown to have a green roof 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.

22. The dwelling hereby approved shall be constructed and completed as a self-build or custom-build dwelling within the meaning of section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended). The first occupation of the dwelling shall be by a person or persons who have had primary input into the design and layout of the dwelling.

No later than two months prior to first occupation, the applicant shall notify the Local Planning Authority in writing of the intended first occupier(s) and shall provide evidence demonstrating that those persons meet the statutory definition of self-build or custom housebuilding. The dwelling shall not be first occupied until the Local Planning Authority has acknowledged receipt of this information.

Reason: To ensure the development qualifies for the self-build and custom housebuilding exemption from biodiversity net gain under paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

INFORMATIVE: Community Infrastructure Levy

Based on the submitted information, the Mayoral CIL charge will be £29,819.30 (410 sqm × £72.73) and the Haringey CIL charge will be £181,843.20 (410 sqm × £443.52, indexation included). These charges will be collected by Haringey should the scheme be implemented and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, and/or for late payment. All charges are also subject to indexation in line with the construction costs index.

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

Mr Cassion Castle
10 Old Dairy Court
17 Crouch Hill
London
United Kingdom
N4 4AP

13 January 2026

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

Case Reference HGY/2024/1676
Location 6A Grange Road, Hornsey, London, N6 4AP
Proposal Erection of a three-storey, five-bedroom (replacement)
dwellinghouse with basement level over vacant plot.
Received 14 June 2024

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
Energy Statement.pdf	Environmental statement	14 June 2024
RGL-23-4044-01A.pdf	Existing Site Survey	14 June 2024
240612_Grange Road_Location Plan.pdf	The location plan	14 June 2024
240612_Grange Road_Design Statement.pdf	Design and access statement	14 June 2024
Biodiversity Statement		9 July 2024
6a Grange Road Heritage Impact Assessment October 2024_v0		8 November 2024
Part_I_2021_gla_carbon_emission_reporting_spreadsheet_v2.0_0		8 November 2024
Building Reg Part L Report		8 November 2024
06 Grange Road, London, N6 4AD Arboricultural Impact Assessment and Method Statement rev 2024 final		3 December 2024
Grange Road daylight assessment_1003_Issue5		13 December 2024
Proposed Drawings Rev B		30 April 2025
AW_VL_P22-2546_02 Rev K Vol 2 of 3 - Basement Impact Assessment		28 July 2025
AW_VL_P22-2546_02 Rev K Vol 1 of 3 - Basement Impact Assessment		28 July 2025
AW_VL_P22-2546_02 Rev K Vol 3 of 3 - Basement Impact Assessment		28 July 2025
Attenuation Tank Section		13 January 2026
RPA Encroachment Drawing		13 January 2026

Conditions: (22)

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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.

P/100B, P/101C, P/102B, P/103B, P/200C, P/201A, P/300C, P/301C, P/400, P/401, P/500, RGL 23 4044 01A, 240612_Grange Road_Location Plan, 240612_Grange Road_Design Statement, RPA Encroachment Drawing, Attenuation Tank Section.

Energy Statement, Biodiversity Statement, Building Reg Part L Report, Part I 2021 gla carbon emission reporting spreadsheet v2.0_0, 6a Grange Road Heritage Impact Assessment October 2024_v0, 06 Grange Road, London, N6 4AD Arboricultural Impact Assessment and Method Statement rev 2024 final, Grange Road daylight assessment_1003_Issue5, 13979 06 CRH XX XX GE R 6a Grange Road BIA Audit P4, AW_VL_P22 2546_02 Rev K Vol 2 of 3 Basement Impact Assessment, AW_VL_P22 2546_02 Rev K Vol 1 of 3 Basement Impact Assessment, AW_VL_P22 2546_02 Rev K Vol 3 of 3 Basement Impact Assessment.

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 detailed design drawings and physical material samples relating to the external elements of the development have been submitted to and approved in writing by the Local Planning Authority. These details shall include scaled drawings (minimum 1:10) and physical samples, clearly illustrating dimensions, materiality, and construction detailing prepared by the project architect, and shall cover the following elements:

A. Facing Brickwork

- A minimum 1m x 1m sample panel to be constructed on site, showing the proposed brick type, colour, texture, bond, mortar mix, and pointing style.
- Details of any brickwork articulation, including decorative features, copings, or special brickwork elements.

B. Roofing Materials and Junctions

- Physical samples of all roofing materials, including slate and any metal finishes.
- Final detailed drawings showing ridge, verge, gutter profiles, and all junctions between roofing materials and brickwork, including transitions between pitched and vertical surfaces.

C. Metalwork and Architectural Features

- Samples and detailed drawings of any decorative metal elements, including those proposed for the top floor front elevation.

D. Windows and Doors

- Detailed drawings at 1:10 scale (plan, elevation, and section) showing head, jamb, cill, reveal, and surround construction.
- Physical samples of window frames and door finishes.

E. Rainwater Goods and External Fixtures

- Detailed drawings and specifications of all external fixtures, including downpipes, foul pipes, and meter boxes, showing their locations, finishes, and integration with the building envelope.

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

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

- 4** Notwithstanding the details shown on drawing P/101 Rev C, final details of the design, dimensions and external finish of the cycle and refuse/recycling storage structures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The approved structures shall provide a minimum of 3 cycle parking spaces in accordance with London Plan standards, shall be fully installed prior to first occupation, and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure high-quality, functional, and visually appropriate storage structures that support sustainable transport and waste management, and to protect the amenities of the locality, in accordance with Policies DM4 of the

Development Management DPD 2017, SP7 and SP11 of the Haringey Local Plan 2017, and Policies SI7 and T5 of the London Plan 2021.

- 5 Notwithstanding the details submitted as part of the planning application (P/101 Rev. C & P/102 Rev. B), final details of both hard and soft landscaping works, including tree planting to mitigate the loss of three Category C trees (T009–T011), and the specification and planting details of the proposed green roof to the single-storey element, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation.

The approved scheme shall be implemented in full during the first planting and seeding season following occupation of the building or completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which within five years of completion die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, shall be maintained and retained thereafter.

Reason: To provide a suitable setting for the development and ensure appropriate mitigation for tree loss, 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 development shall be carried out in full accordance with the tree protection measures, supervision requirements, and construction methodologies set out in the approved Arboricultural Impact Assessment and Method Statement prepared by MMEEnvironmental Ltd, dated 11 November 2024.

A. Pre-commencement requirements

1. No development, including any demolition, site clearance, groundworks or installation of temporary access, shall commence until:
2. The tree protection fencing and temporary ground protection shown on the approved Tree Protection Plan have been installed; and
3. An arboriculturally supervised hand dug trench to a depth of 600mm has been undertaken along the line of the proposed foundation within the RPA of T007, to establish the presence, size and distribution of structural roots, with a written record of findings submitted to and approved by the Local Planning Authority. The approved foundation design, including any required pile and beam solution, shall thereafter be implemented in full.

B. Requirements during construction

1. All works within the combined RPAs of T007 and T008 (totalling approximately 55.5m²) shall be carried out using the three-dimensional cellular confinement system specified in the AIA, including angular stone

backfill and a porous surface layer.

2. Temporary multitrack ground protection laid over a 150?mm woodchip layer shall be installed and retained wherever construction activity occurs within these RPAs.

3. No excavation, soil stripping, level changes, service installation, storage, mixing, or vehicle access shall occur within any Root Protection Area except where expressly permitted in the approved AIA and under the supervision of the Project Arboricultural Consultant.

C. Retention and removal of protection measures

1. All protective measures shall remain in place until all construction works, including hard and soft landscaping, have been fully completed and all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure the protection and long-term retention of trees adjacent to the site during 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.

- 7 Notwithstanding the construction management plan submitted, no construction 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 manoeuvres 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;
- VII. Contact details for the Site Supervisor responsible for on-site works;
- VIII. Photographic survey of the full length of Grange Road be submitted to serve as a baseline against which any damage arising from construction can be assessed.

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 No development, including any excavation, shall commence until a suitably qualified chartered 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 the basement is constructed safely and without undue impact on the structural integrity of neighbouring buildings, in accordance with Policy DM18.

- 9 Notwithstanding the information submitted to date, no development, including any excavation, shall commence until a site-specific hydrogeological and geotechnical investigation has been carried out and submitted to, and approved in writing by, the Local Planning Authority. The investigation shall confirm groundwater levels and flow conditions at the site, assess the hydrological and geotechnical impacts of the approved basement, and set out any mitigation measures required to ensure that the development will not increase flood risk or adversely affect the structural stability of neighbouring properties. The development shall thereafter be carried out strictly in accordance with the approved mitigation measures.

Reason: To ensure the development does not increase flood risk or harm the stability of neighbouring buildings, in accordance with Policies DM18 and DH7 of the Haringey Development Management DPD (2017).

- 10 Notwithstanding the information submitted to date no development, including any excavation, shall commence until an updated Ground Movement Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall use a methodology appropriate for sloping ground conditions and shall demonstrate that ground movements arising from the approved basement can be limited to Burland Category 1 for all neighbouring properties. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To ensure the basement can be constructed without causing damage to neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD and Policy DH7 of the Highgate Neighbourhood Plan.

- 11** The basement works hereby approved shall be carried out under the continuous supervision of a suitably qualified chartered structural or geotechnical engineer. Movement monitoring shall be installed and undertaken in accordance with the updated Ground Movement Assessment approved pursuant to the condition above, with readings taken at the intervals specified therein.

If monitoring identifies movement exceeding Burland Category 1 thresholds, all excavation and basement works shall cease immediately until a revised mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved mitigation strategy.

Reason: To ensure the works do not cause structural damage to neighbouring buildings, in accordance with Policy DM18.

- 12** Notwithstanding the submitted Basement Impact Assessment (BIA) prepared by Create Consulting Engineers Ltd (Ref. AW/VL/P22-2546/02 Rev. K, May 2025), and following detailed design of the scheme, revised drainage layout drawings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development (excluding demolition and site clearance). The drawings shall demonstrate full coordination with the approved structural and piling design to ensure feasibility and avoid physical conflict. The development shall thereafter be carried out in accordance with the approved drainage details.

Reason: To ensure the drainage strategy is compatible with the structural design and basement construction, and to prevent conflict between drainage infrastructure and foundation elements, in accordance with Policy DM18 of the Haringey Development Management DPD and Policy DH7 of the Highgate Neighbourhood Plan.

- 13** The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Achieve green (dated Feb 2024) delivering a minimum 83% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pump and a minimum 3.5 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- o Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- o Confirmation of the necessary fabric efficiencies to achieve a minimum 44% reduction, including details to reduce thermal bridging;
- o 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;

- o Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- o Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)
- o Specification of any additional equipment installed to reduce carbon emissions.

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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

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.

- 14** 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 £1,995.00 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.

- 15** The development shall not be occupied until details of the location of a water butt with a minimum internal capacity of 120 litres, to intercept rainwater draining 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 prior to occupation and retained thereafter.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

- 16** 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.

- 17** The side-facing window openings at ground and first floor level, as shown on approved drawing P/300, shall incorporate the solid panels and obscured glazing above 1.7 metres above finished floor level as indicated. These measures shall be installed prior to the first occupation of the dwelling and shall be retained as such for the lifetime of the development, unless otherwise agreed in writing in advance 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.

- 18** The noise level from the operation of the air source heat pump(s) to be installed shall not exceed 42dB LAeq (5 min) when measured at a point 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 operation of the air source heat pump(s) results in a noise nuisance to the occupant of any neighbouring dwelling, the applicant shall implement noise mitigation measures as agreed in writing with the Local 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** 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.

- 20** 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 outbuilding 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.

- 21** Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no part of the flat roof to the rear of the building hereby granted and shown to have a green roof 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.

- 22** The dwelling hereby approved shall be constructed and completed as a self-build or custom-build dwelling within the meaning of section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended). The first occupation of the dwelling shall be by a person or persons who have had primary input into the design and layout of the dwelling.

No later than two months prior to first occupation, the applicant shall notify the Local Planning Authority in writing of the intended first occupier(s) and shall provide evidence demonstrating that those persons meet the statutory definition of self-build or custom housebuilding. The dwelling shall not be first occupied until the Local Planning Authority has acknowledged receipt of this information.

Reason: To ensure the development qualifies for the self-build and custom housebuilding exemption from biodiversity net gain under paragraph 17 of Schedule 7A to the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Informatives:

INFORMATIVE: Community Infrastructure Levy

Based on the submitted information, the Mayoral CIL charge will be £29,819.30 (410 sqm × £72.73) and the Haringey CIL charge will be £181,843.20 (410 sqm × £443.52, indexation included). These charges will be collected by Haringey should the scheme be implemented and may be subject to surcharges for failure to assume liability, failure to submit a commencement notice, and/or for late payment. All charges are also subject to indexation in line with the construction costs index.

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

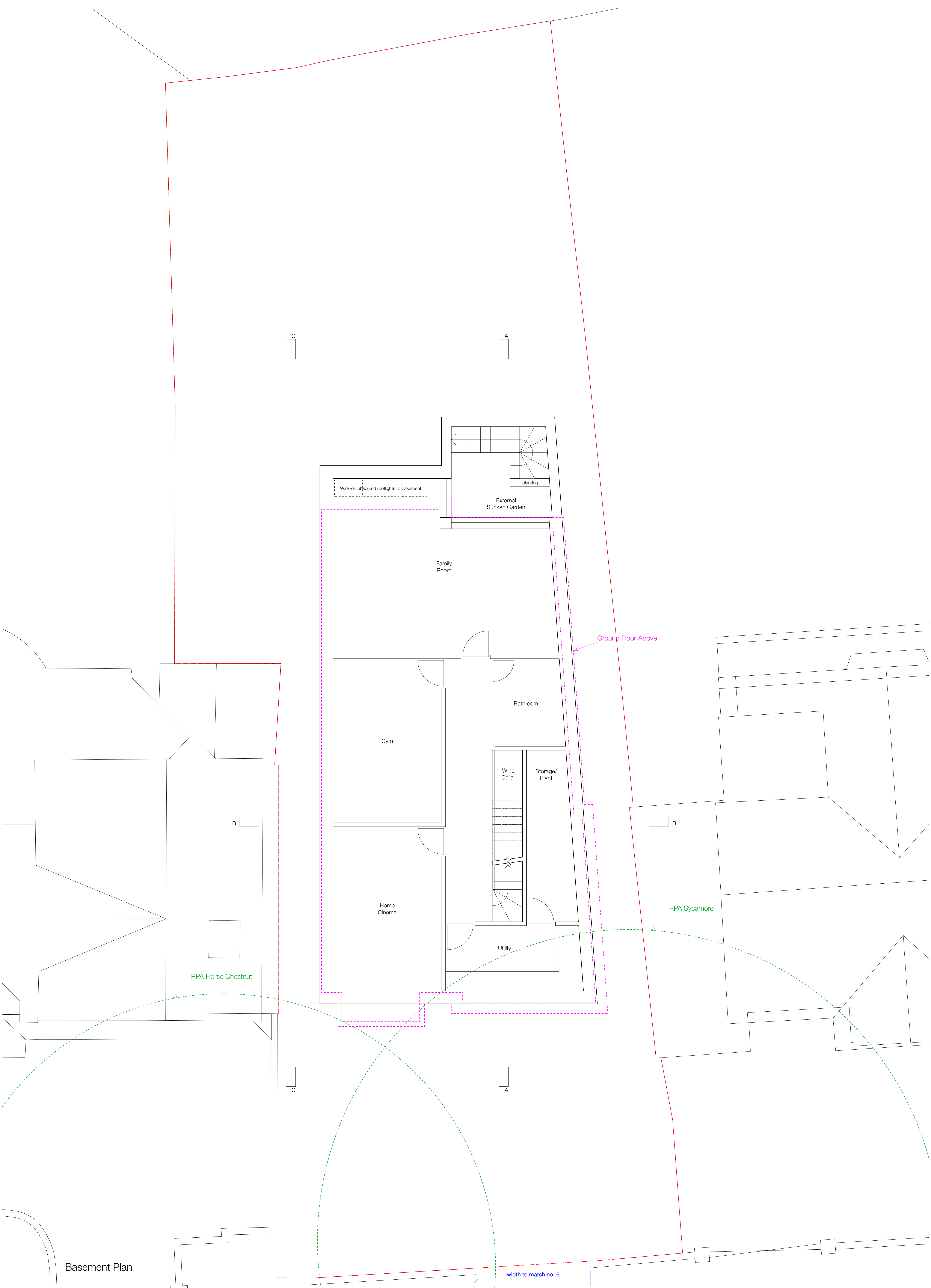
INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

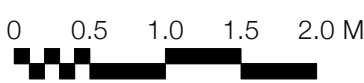
INFORMATIVE: Party Wall Act

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.

- 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.



Rev.	Details	Date
A	Planning revision	08/11/24
B	Planning revision	30/04/25



Do Not Scale From This Drawing:
All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

Cassion Castle Architects
Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP

Project: 6a Grange Road

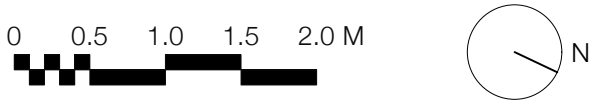
Sheet No: P/100 | Rev: B | Date: 30/04/2025

Title: Basement Floor Plan | Scale: 1:50 A1 / 1:100 A3



Ground Floor Plan

Rev.	Details	Date
A	Planning revision	08/11/24
B	Demolished building location	11/11/24
C	Planning revision	30/04/25



Do Not Scale From This Drawing:
All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

Cassion Castle Architects
Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP

Project: 6a Grange Road

Sheet No: P/101 | Rev: C | Date: 30/04/2025 | Scale: 1:50 A1 / 1:100 A3

Title: Ground Floor Plan

First Floor Plan

green roof

Master Bedroom

Bedroom

Bathroom

Ensuite

Bedroom

Void to Ground Floor

storage

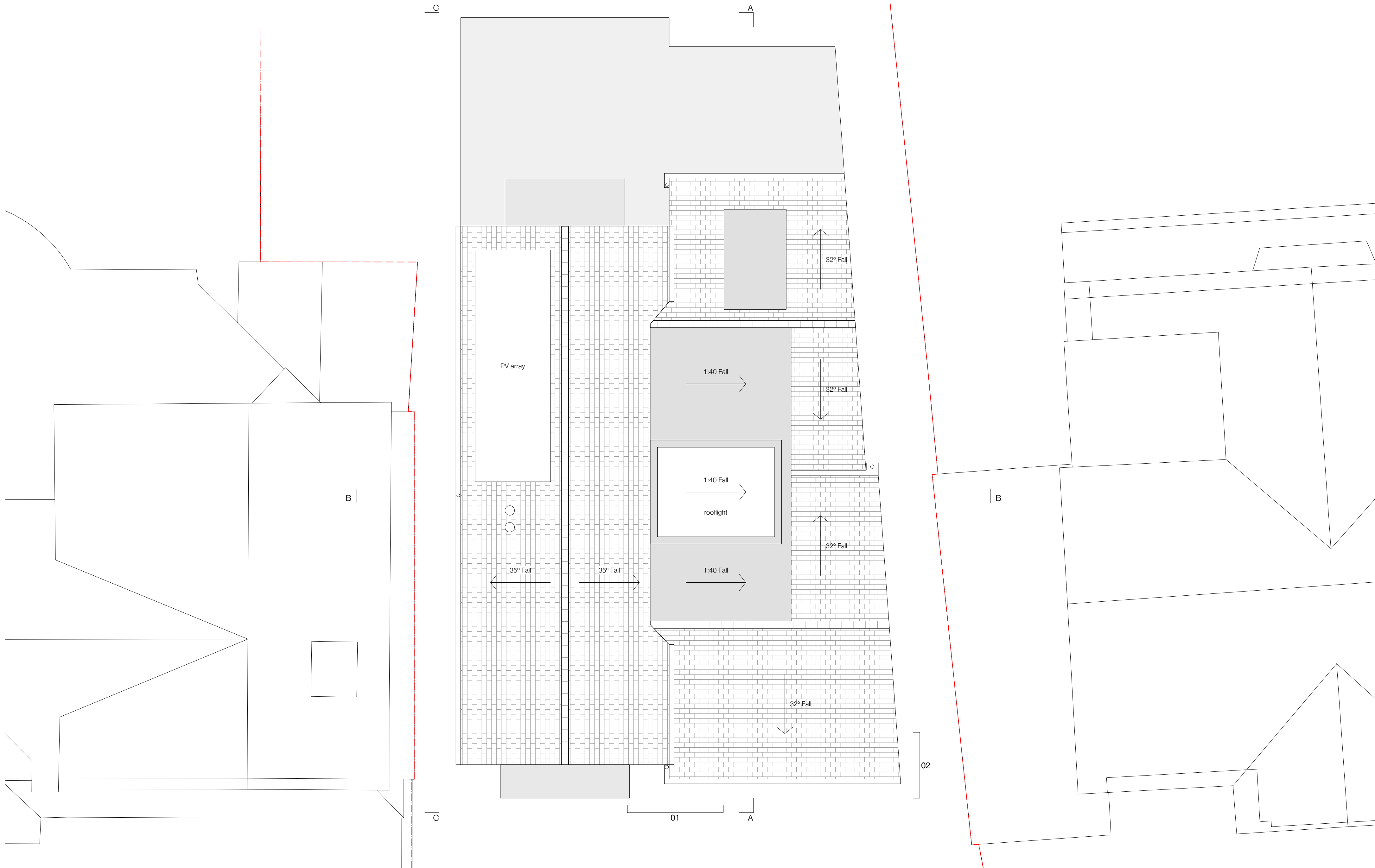
openable, obscured glazing, cill > 1.7m above IFFL

openable, obscured glazing, cill > 1.7m above IFFL

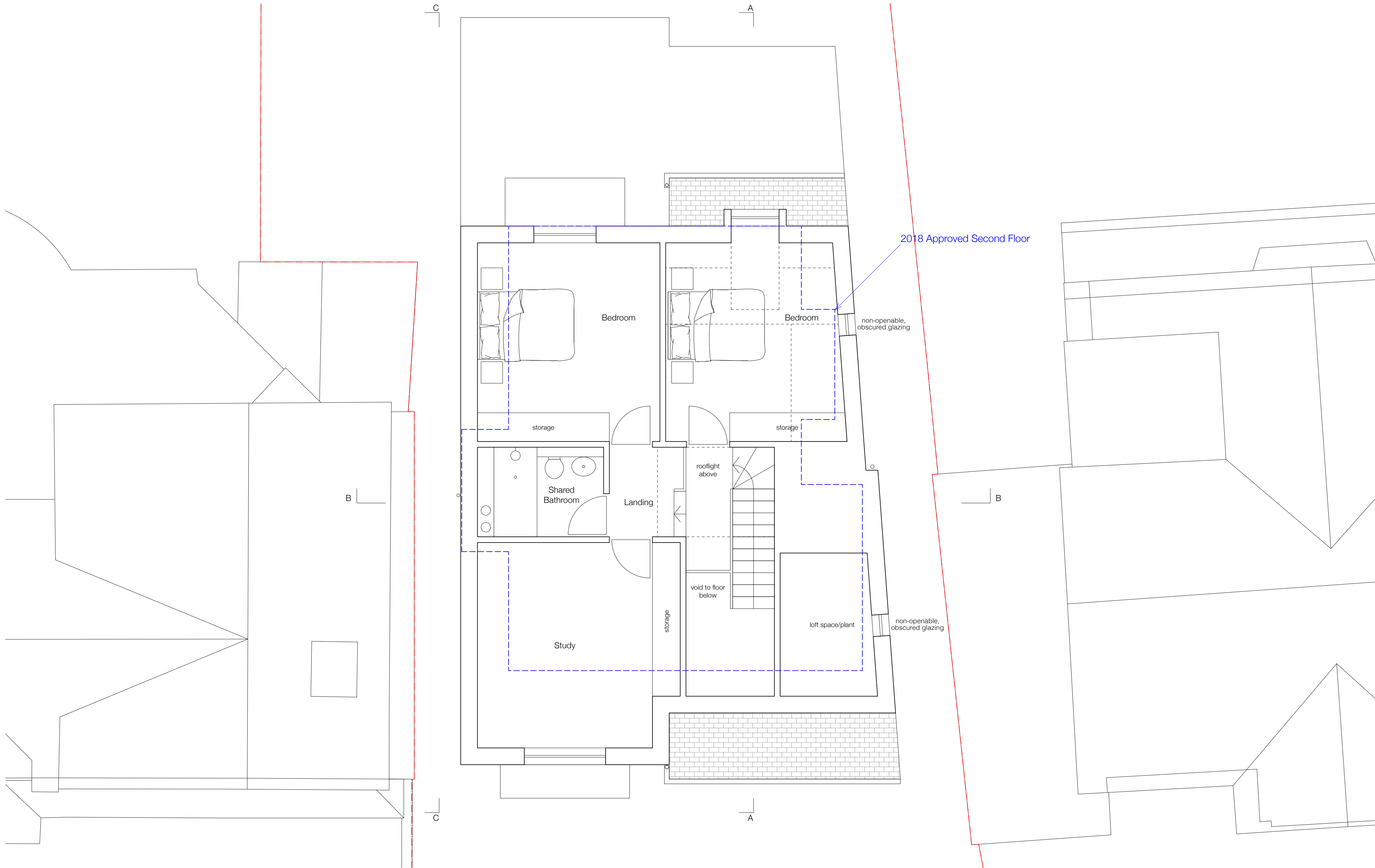
2018 Approved First Floor

width to match no. 6

Cassion Castle Architects Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP		
Project: 6a Grange Road		
Sheet No: P/102	Rev: B	Date: 30/04/2025 Scale: 1:50 A1 / 1:100 A3
Title: First Floor Plan		

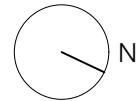
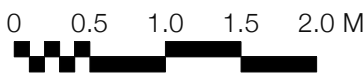


Roof Plan



Second Floor Plan

Rev.	Details	Date
A	Planning revision	08/11/24
B	Planning revision	30/04/25



Do Not Scale From This Drawing:
All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

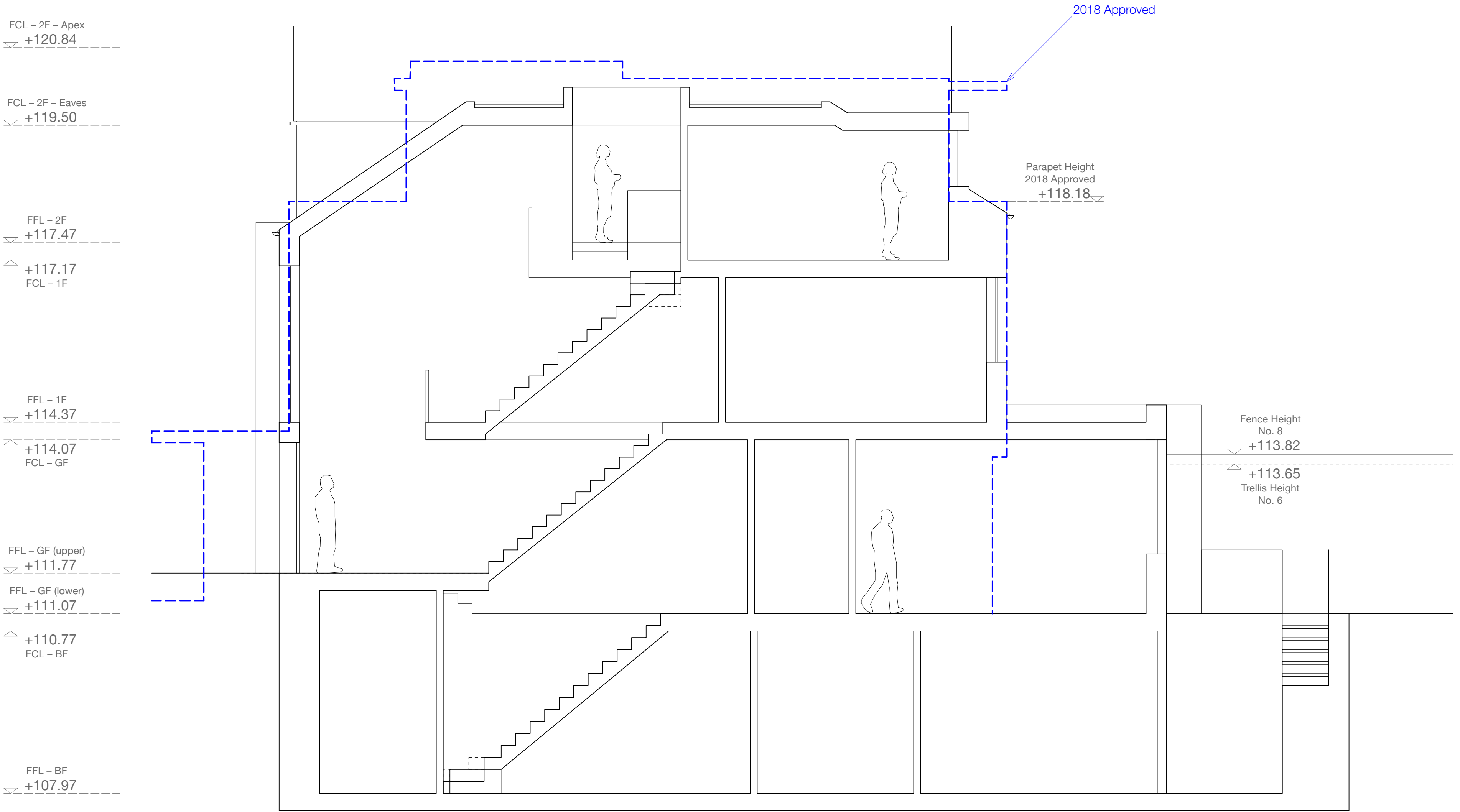
Cassion Castle Architects
Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP

Project: 6a Grange Road

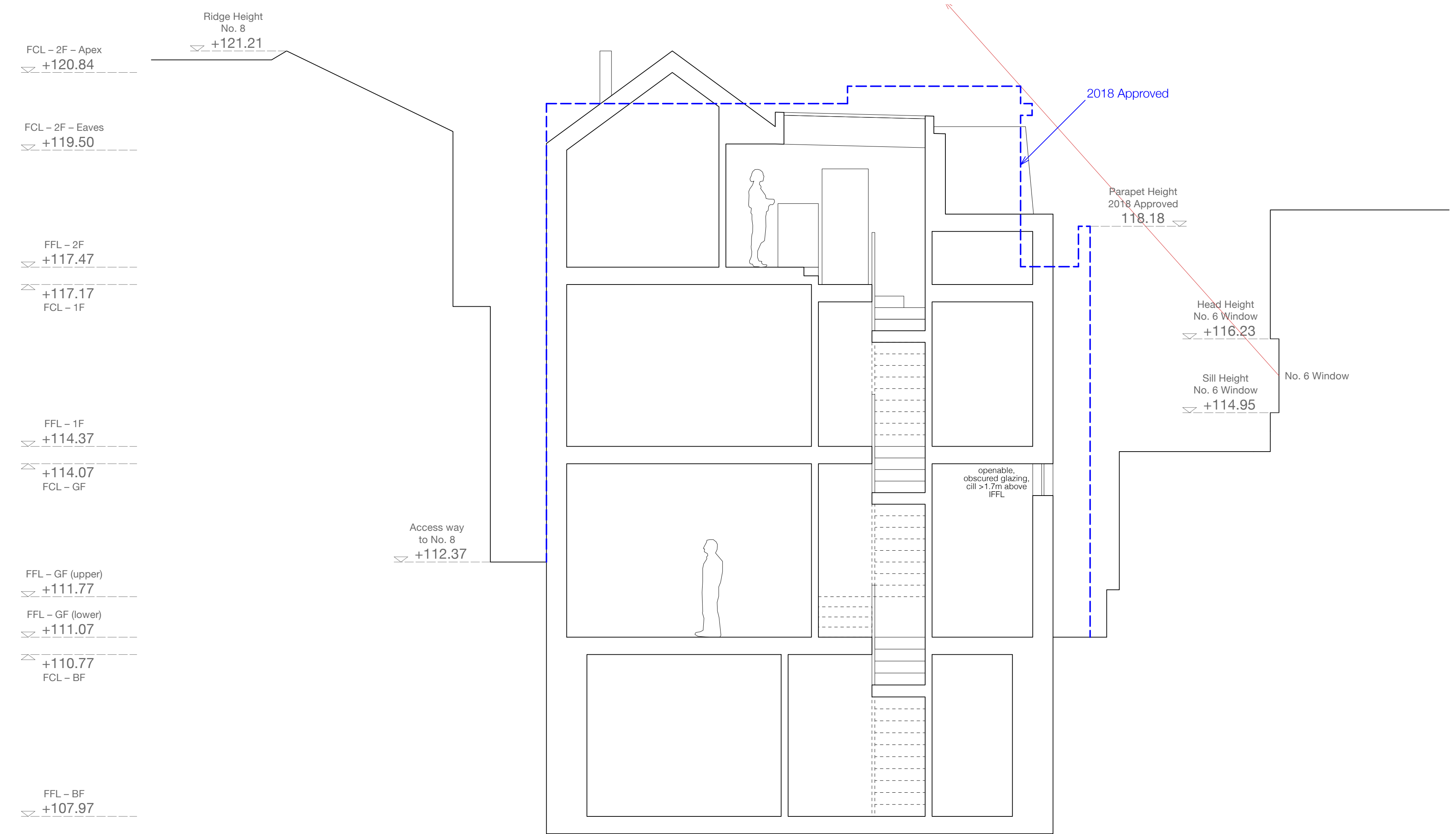
Sheet No:	Rev:	Date:
P/103	B	30/04/2025

Scale: 1:50 A1 / 1:100 A3

Title: Second Floor and Roof Plans

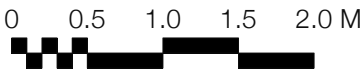


Long Section AA



Short Section BB

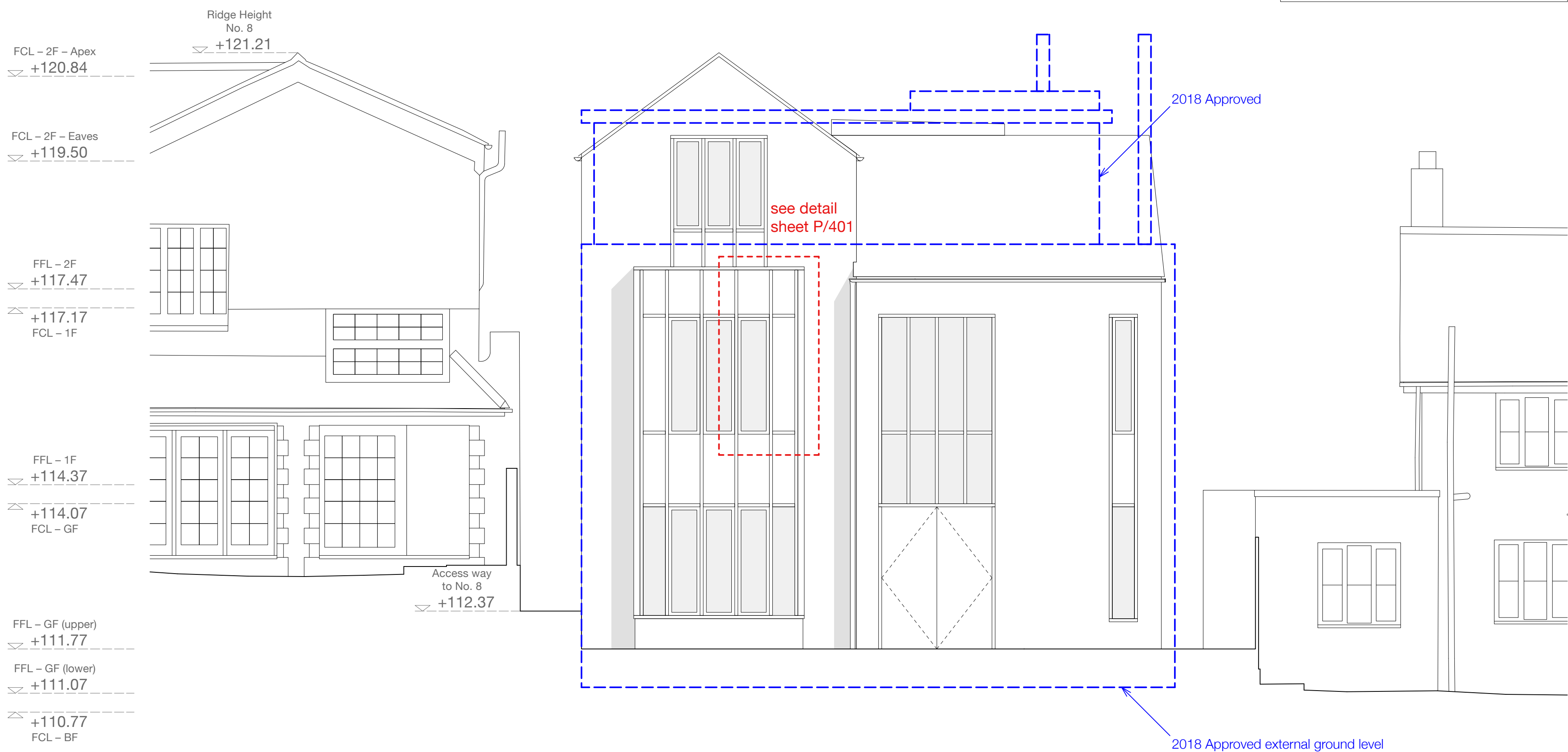
Rev.	Details	Date
A	Levels revised to AOD	13/09/24
B	Planning revision	08/11/24
C	Planning revision	30/04/25



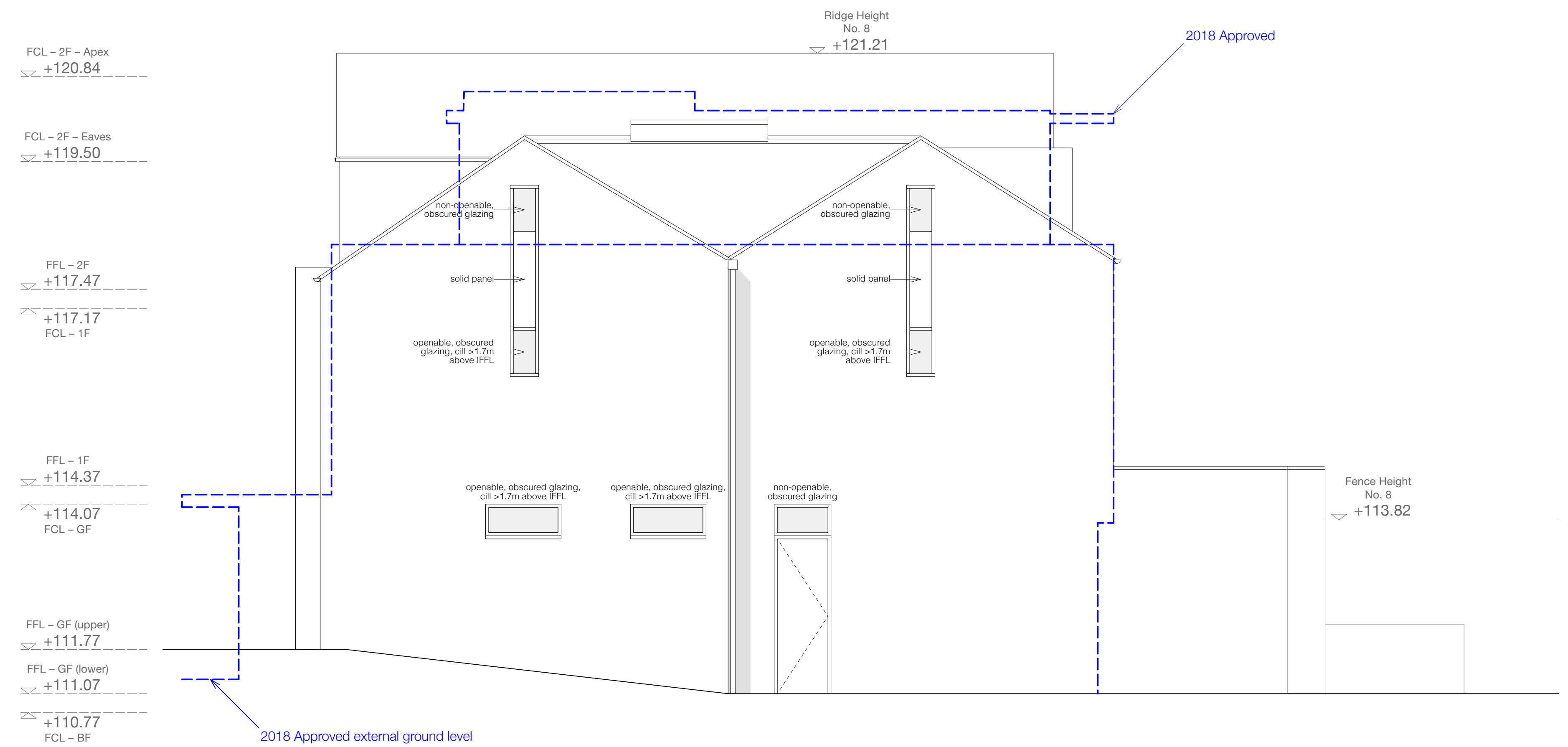
Do Not Scale From This Drawing:
All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

Cassion Castle Architects		
Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP		
Project: 6a Grange Road		
Sheet No: P/200	Rev: C	Date: 30/04/2025
Scale: 1:50 A1 / 1:100 A3		
Title: Short & Long Sections		

Roofs: Slate tile
Walls: Brick
Windows: Powder-coated metal

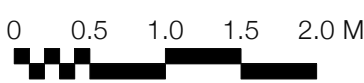


Front Elevation



Side Elevation No. 6

Rev.	Details	Date
A	Levels revised to AOD	13/09/24
B	Planning revision	08/11/24
C	Planning revision	30/04/25



Do Not Scale From This Drawing:
All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

Cassion Castle Architects		
Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP		
Project: 6a Grange Road		
Sheet No: P/300	Rev: C	Date: 30/04/2025
Title: Front & Side Elevations		Scale: 1:50 A1 / 1:100 A3

FCL – 2F – Apex
+120.84

FCL – 2F – Eaves
+119.50

FFL – 2F
+117.47
+117.17
FCL – 1F

FFL – 1F
+114.37
+114.07
FCL – GF

FFL – GF (upper)
+111.77

FFL – GF (lower)
+111.07

+110.77
FCL – BF

Rear Elevation

FFL – BF
+107.97

2018 Approved

Ridge Height
No. 8
+121.21

Access way
to No. 8
+112.37

2018 Approved external ground level

Roofs: Slate tile
Walls: Brick
Windows: Powder-coated metal

FCL – 2F – Apex
+120.84

FCL – 2F – Eaves
+119.50

FFL – 2F
+117.47
+117.17
FCL – 1F

FFL – 1F
+114.37
+114.07
FCL – GF

FFL – GF (upper)
+111.77

FFL – GF (lower)
+111.07

+110.77
FCL – BF

2018 Approved

+113.65
Trellis Height
No. 6

Access way
to No. 8
+112.37

2018 Approved external ground level

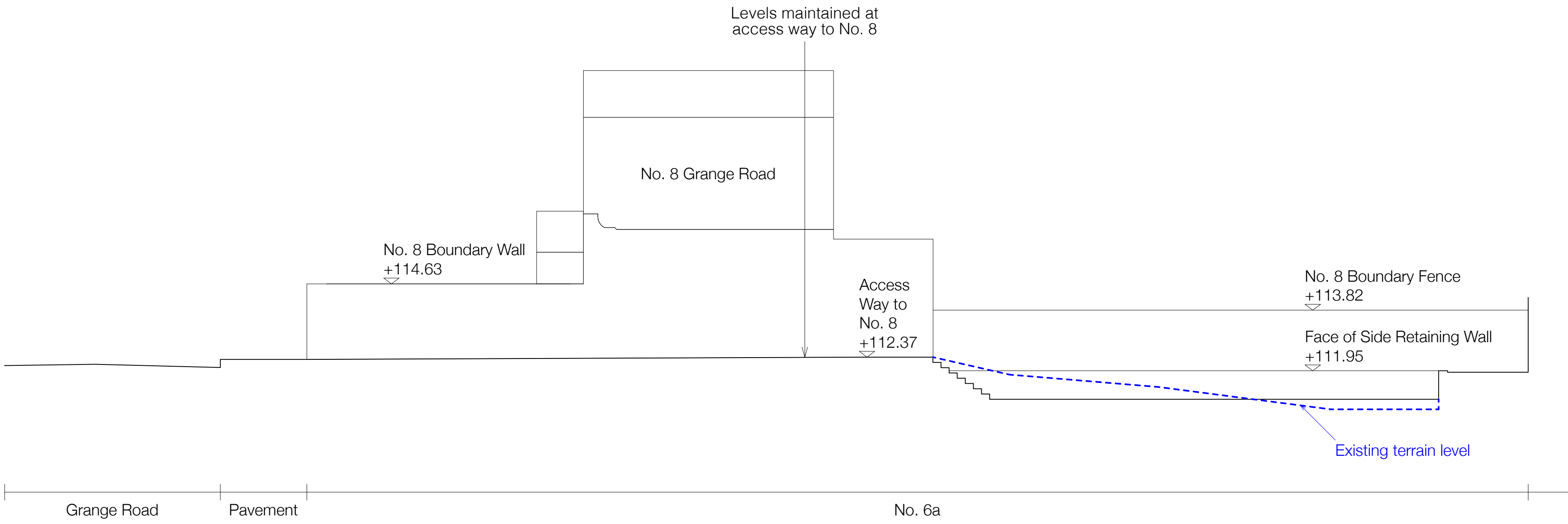
Side Elevation No. 8

Rev.	Details	Date
A	Levels revised to AOD	13/09/24
B	Planning revision	08/11/24
C	Planning revision	30/04/25

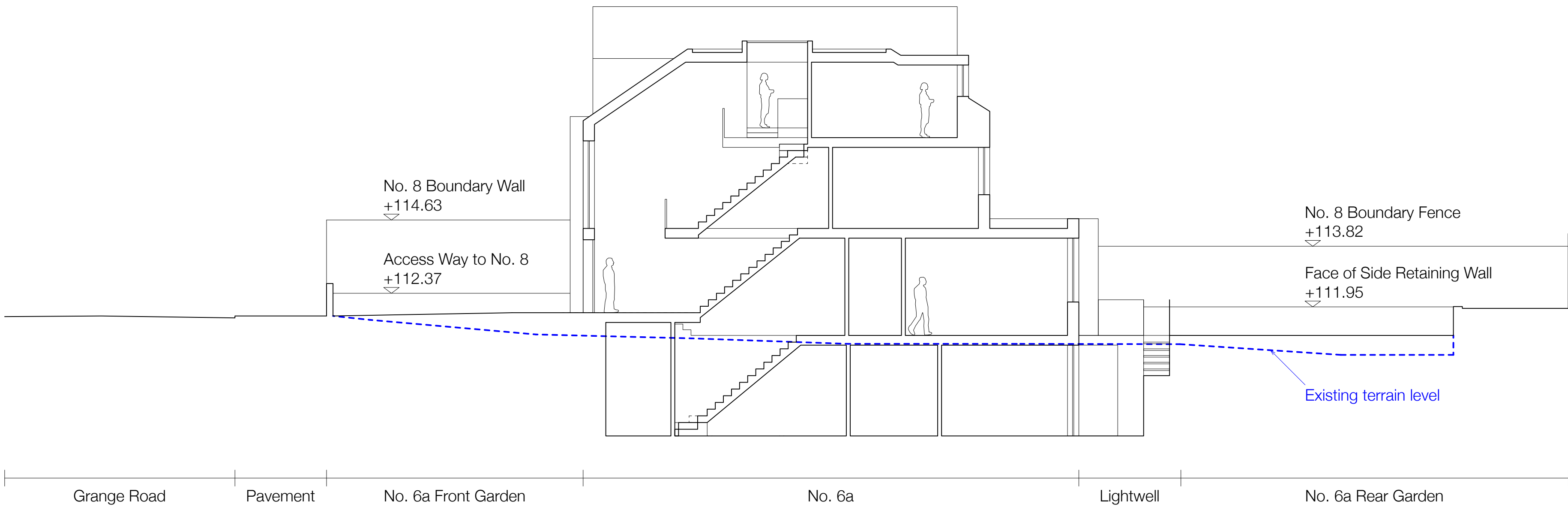
0 0.5 1.0 1.5 2.0 M

Do Not Scale From This Drawing:
All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

Cassion Castle Architects		
Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP		
Project: 6a Grange Road		
Sheet No:	Rev:	Date: 30/04/2025
P/301	C	Scale: 1:50 A1 / 1:100 A3
Title: Rear & Side Elevations		



Proposed Section CC (Access Way to No. 8)



Proposed Section AA (Site)

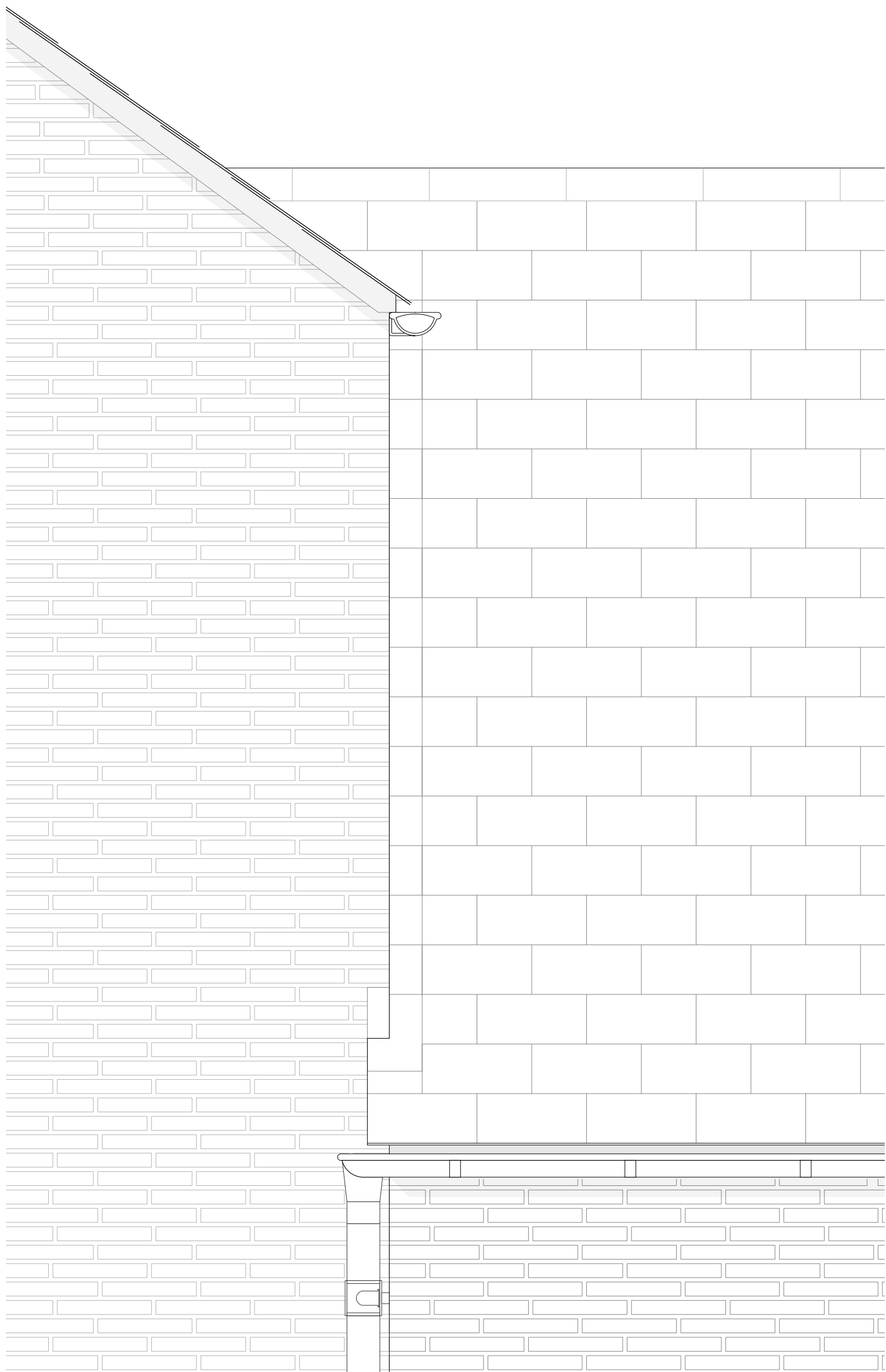


Proposed Street Elevation

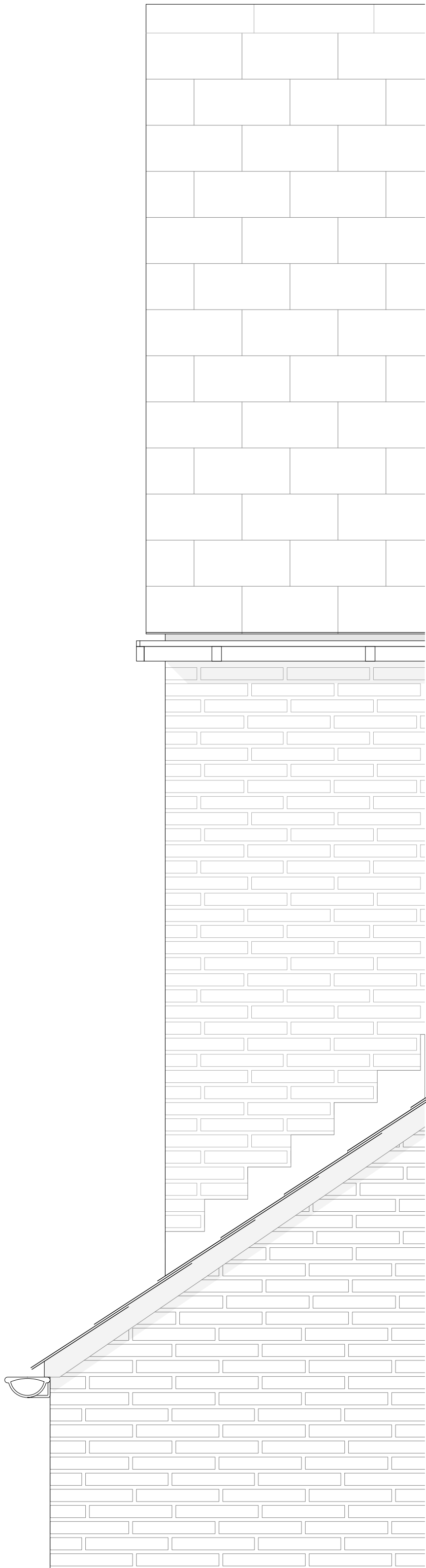
Rev.	Details	Date
A	Planning revision	30/04/25

Do Not Scale From This Drawing:
All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

Cassion Castle Architects		
Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP		
Project: 6a Grange Road		
Sheet No: P/201	Rev: A	Date: 30/04/2025
Scale: 1:100 A1 / 1:200 A3		Title: Site Sections & Street Elevation

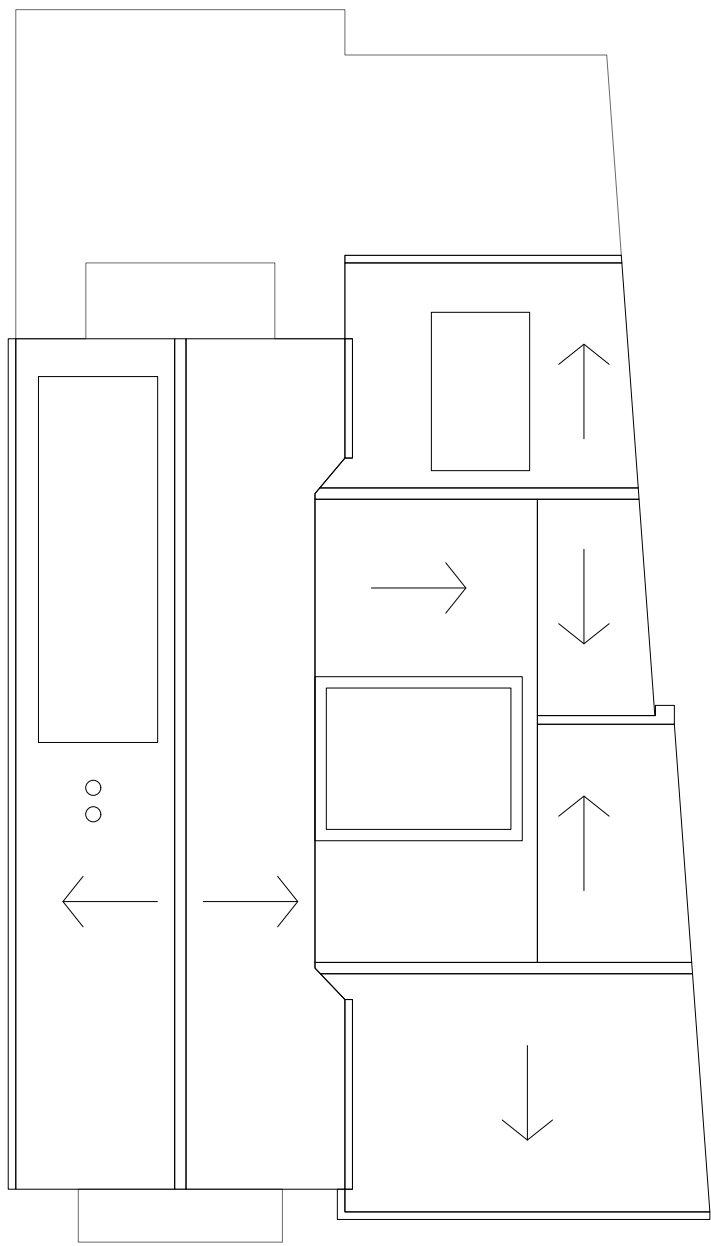


Detailed Elevation 01



Detailed Elevation 02

- Slate roof tiles and matching ridge tiles
- 50mm rendered fascia
- Lindab guttering and downpipes
- High quality brickwork
- Lead flashing

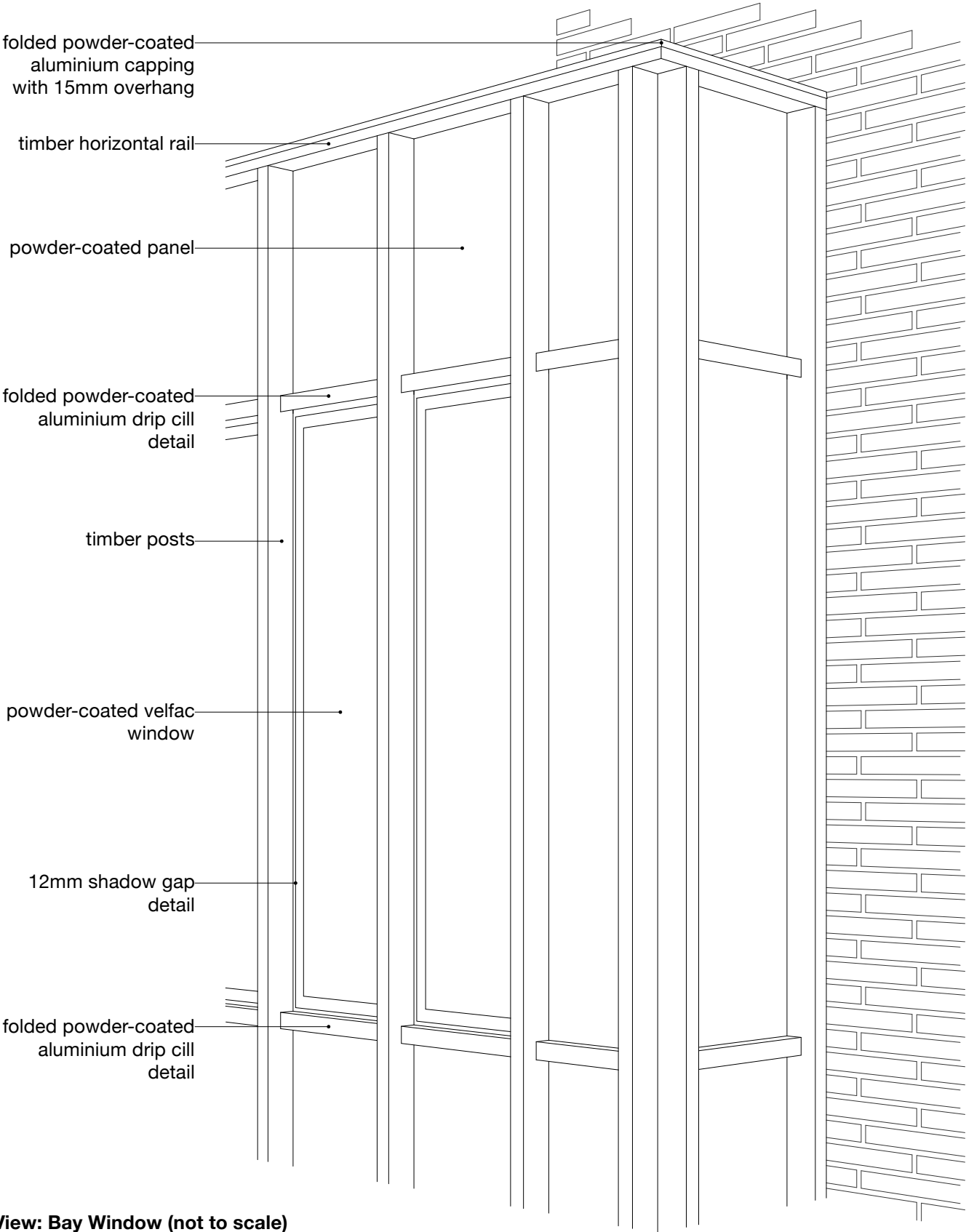


Roof Plan Key (1:100 @ A1)

Rev.	Details	Date

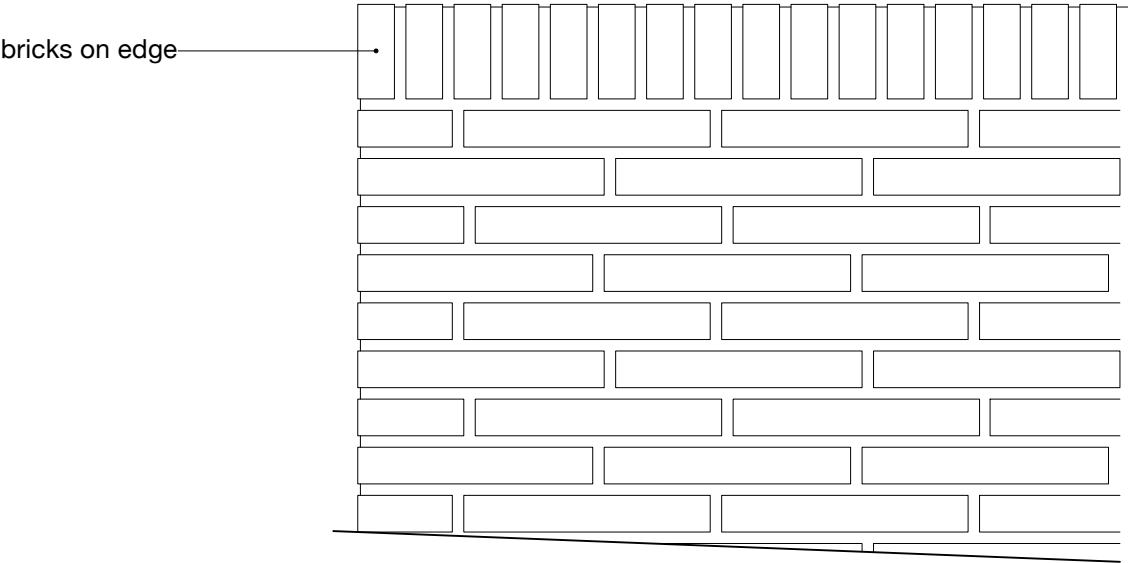
Do Not Scale From This Drawing:
All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

Cassion Castle Architects		
Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP		
Project: 6a Grange Road		
Sheet No: P/400	Rev: -	Date: 08/11/2024
Scale: 1:10 A1 / 1:20 A3		Title: Detailed Elevations



View: Bay Window (not to scale)
All to be stained/powder-coated to approximate colour of slate roof

All details/finishes to be confirmed, and subject to building control approval



Elevation: Front Wall (1:10 @ A3)



Roofing: Slate tiles



Walls: red brick with contemporary profile/bond. Final colour/profile/bond to be confirmed (indicative sample only shown above)



Windows and Bay Window Panels: Dark grey powder-coated metal to approximate colour of slate roof

Drainage: Lindab galvanised steel

Rev.	Details	Date	Do Not Scale From This Drawing: All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.		
			Cassion Castle Architects		
			Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP		
			Project: 6a Grange Road		
			Sheet No:	Rev:	Date: 30/04/2025
			P/401	-	Scale: 1:10 A3
			Title: Bay Window and Front Wall		



View 01 (amended)



View 01

View 02

ground level: 112.89m (AOD)
camera height: 114.39m (AOD)

ground level: 111.06m (AOD)
camera height: 112.56m (AOD)

Visualisation Location Plan

Rev.	Details	Date	N Do Not Scale From This Drawing: All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.		
			Cassion Castle Architects Unit 10 Old Dairy Court, 17 Crouch Hill, London, N4 4AP Project: 6a Grange Road Sheet No: P/500 Rev: - Date: 08/11/2024 Scale: 1:1250 @ A3 Title: Visualisation & Visualisation Location Plan		

APPENDIX 3



Officer Report

Application Number:	HGY/2024/2154
Application Type:	Full planning permission
Address:	11 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal:	Demolition of the existing dwellinghouse and erection of a replacement dwellinghouse.
Case Officer:	Mark Chan
Valid Date:	02/08/2024
Applicant:	Mr & Mrs Lauffer
Agent:	Mr William Lloyd

1. PROPOSED DEVELOPMENT

This is an application for the demolition of the existing dwellinghouse and erection of a replacement dwellinghouse. Existing front boundary treatment would be rebuilt, and a new sliding gate would be installed to replace the existing. Some existing trees in the rear garden would be removed to make way for the new external swimming pool and associated landscaping but replacement trees would be planted.

2. SITE AND SURROUNDINGS

The application site is a large two-storey, detached dwellinghouse with loft space located on the western side of Sheldon Avenue. There are existing ground floor rear extensions. The rear garden backs onto the rear garden of a large dwellinghouse on Compton Avenue and is near the Highgate Golf Club.

Sheldon Avenue is a long residential road which runs in between Hampstead Lane and Aylmer Road. The site is within the Highgate Conservation Area Sub-area 7 (Bishops) and the Highgate Neighbouring Plan Area. Sheldon Avenue has a fairly uniform appearance characterised by Arts & Crafts houses, many which were developed by Copper and Quennell. However, the existing dwellinghouse at No. 11 Sheldon Avenue is a replacement building that was approved in 1986. The original dwellinghouse that was built in 1957 was demolished to make way for the current building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent planning history in relation to the site is as follows.

PRE/2024/0077 – This Pre-Application scheme has been submitted to build upon the Pre-Application (PRE/2024/0025) discussions that have already taken place on the site, but the proposals remain the same, which is for a replacement dwelling at 11 Sheldon Avenue. Pre-application advice issued 23/07/2024.

PRE/2024/0025 – Demolition of the existing built form and the erection of a replacement dwelling at 11 Sheldon Avenue, N6 4JS (Also replacement outbuilding). Pre-application advice issued 08/04/2024.

HGY/2015/2166 – Use of rear flat roof as balcony with paving, hand railing around perimeter and access door from rear bedroom. Approved 18/09/2015.

HGY/2014/1429 – Erection of single storey rear and side extensions to main house (householder application). Approved 15/07/2014.

HGY/2013/2015 – Installation of new gates, railing and brick piers to front boundary. Approved 25/11/2013.

HGY/2013/2021 – Alterations and extension to pool house in rear garden (householder application). Approved 22/11/2013.

HGY/2002/0654 – Landscaping of forecourt including brick piers and raised brick planted areas along road frontage. Approved 10/07/2002.

HGY/2001/1226 – Erection of a single storey infill extension to existing dwelling. Demolition of existing chimney on north flank wall, rebuilding of chimney in adjacent location. Refused 13/11/2001.

HGY/2001/0344 – Demolition and rebuilding of portico entrance, erection of central dormer to front elevation, existing two front dormer windows to be relocated, relocation of front garden walls and associated alterations. Approved 16/07/2001.

HGY/2000/0121 – Demolition and rebuilding of portico entrance erection of side dormer window and associated alterations. Approved 28/03/2000.

HGY/1995/0621 – Erection of front and side boundary wall and entrance gates (Amended Scheme). Refused 11/07/1995.

HGY/1994/1359 – Erection of new boundary and return brick walls (revised proposal). Approved 28/12/1994.

HGY/1993/0717 – Erection of single storey rear extension to existing house and the erection of a covered swimming pool and pavilion. Approved 30/11/1993.

HGY/1993/1056 – Erection of wall, piers, gates and railings to front elevation on road frontage and walls to flank elevations. Refused 09/11/1993.

OLD/1986/1461 – Erection of house. Approved 09/10/1986.

4. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: Raised no objection

LBH Transportation Team: Raised points concerning securing the details of a construction management logistics plan and limiting the number of on-site car parking spaces.

LBH Carbon Management: Raised no objection subject to conditions and carbon offset payment.

LBH Arboriculture Officer: Conducted a site visit. Raised no objection subject to conditions following the submission of a revised landscaping plan by the applicant

LBH Waste Management: The new dwellinghouse will qualify for a kerbside collection service. The standard set of containers and collection frequency are:

- Refuse – 1 x 240 litre wheelie bin (fortnightly collection)
- Recycling – 1 x 240 litre wheelie bin (weekly collection)
- Food waste – 1 x 23 litre bins (weekly collection)

There is no access issues noted for the collection vehicles at this address, as long as containers are located at the front of the property and no more than 25 m from the public highway. When the property is ready to be occupied, new containers can be ordered and information about the waste services can be found at <https://new.haringey.gov.uk/rubbish-recycling/bin-collections> or by contacting Veolia on 020 8885 7700. Any access keys or codes should also be provided to Veolia, the waste contractor so they are able to service the containers.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of site notice displayed in the vicinity of the site, public notices 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: 8

Objecting: 2

Supporting: 4

Neutral: 2

Objections material to planning:

- The current house is too large for the site frontage. The proposal will further enlarge it by extending its depth beyond the existing rear building line of No. 9.
- The new house is bulky, dominate No. 9 and is overdevelopment of the site.

The following local groups/societies made representations:

Highgate Neighbourhood Forum

- While the applicants have submitted a Biodiversity Net Gain Assessment, they do not appear to have followed the Statutory Biodiversity Metric User Guide. We would prefer to see more habitat and ecological mitigation on site.
- The landscaping plans do not meet the bio-diversity net gain requirements. We would like to see a greater area devoted to biodiversity and a greater emphasis given to developing a planting scheme more in character with the local area with its forest trees and mature gardens.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development.
2. Design, impact on the character and appearance of the conservation area.
3. Standard and quality of residential accommodation.
4. Impact on neighbouring amenity.
5. Transport considerations.
6. Trees and landscaping.
7. Energy and sustainability and BNG.

8. Other considerations.

Principle of development

It is understood from the submitted documents that the existing dwellinghouse is a replacement dwelling that was approved in 1986. The original dwelling which was built in 1957 was demolished to make way for the existing dwelling. Several further extensions and alterations have been carried out at the dwelling following its construction. As such, the Council's Conservation Officer has advised that the existing dwelling is a neutral contributor to the character and appearance of the Highgate Conservation Area (CA) and has no heritage value.

The Applicant's heritage assessment concludes that the existing dwellinghouse house is a modern addition to the CA that is of no intrinsic value or merit, and which adds nothing to the significance of the conservation area and that this an opportunity to replace this building with a new addition that could better reflect the character of this part of Sheldon Avenue. The new dwellinghouse would fit well into the street scenes and materially enhance would enhance the character, appearance and significance of the conservation area. The materials of the new dwellinghouse would be compatible, i.e. red/brown brick and a tiled roof, with a contemporary design that is inspired by the traditional Arts & Crafts style houses on the street.

Paragraph 208 of the NPPF goes on to say, 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

Equally in considering the proposal the LPA must ultimately assess as to whether there is a strong enough ground to refuse consent and to defend such a position on appeal, as advised in the Government's Procedural Guidance for Planning Appeals.

Given the specific context of this site in question and the character and appearance of the conservation area, the loss of the existing dwellinghouse would not be unduly harmful to the conservation area. It should also be noted that many of the houses within the street including, No. 41 Sheldon Avenue (ref: HGY/2024/0806), have been demolished and replaced or significantly altered, and the remainder have been substantially enlarged. This is of particular relevance for the current case, for how the demolition and design will be read in the streetscape with the other buildings on Sheldon Avenue.

In this case, the neutral contribution of the existing dwellinghouse would be outweighed by the introduction of a new sensitively designed, sustainable high-quality

home that respects and make a positive contribution to the character and historic significance of the CA, and thus the S. 72 statutory duty would be complied with.

The existing dwelling is therefore not considered to be a heritage asset of significant value, and the principle of demolition is acceptable subject to a high-quality replacement dwellinghouse and subject to satisfying other objectives of the development plan.

Design & 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. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; 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.

The Highgate Neighbourhood Plan (HNP) (July 2017) is a material planning consideration when considering an application for this site. Policy DH1 'Demolition in Highgate's Conservation Areas' is of specific relevance, this states that:

"Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area." The subtext of the policy outlines that all proposals to demolish will be considered against tests in higher level policies."

Paragraph 12.3.3 of the Highgate Conservation Area Appraisal also outline that there shall be a presumption in favour of retaining non-designated heritage assets that make a positive contribution to the Conservation Area; and that planning permission for demolition would not be granted unless the loss of the building is justified.

Existing dwellinghouse

As noted above, the original dwelling built in 1957 was demolished to make way for the existing dwellinghouse and as such is a replacement approved in 1986. Over the years, several extensions and alterations have been carried out at the existing dwelling.

The existing dwellinghouse is oddly designed with poor detailing and low-quality brickwork. For example, it has an oversized and overly elaborate stone porch and a disproportionately large front dormer. The integrated double garage also takes up more than a third of the ground floor elevation.

The design, proportion and choice of materials clearly sets the existing dwellinghouse apart from other well-designed properties on the street as a modern and inauthentic addition that lacks traditional detailing and rigour in the design approach. As such, it is considered a neutral contributor to the character and appearance of the Highgate Conservation Area (CA) and has no heritage value.

Detailed design of replacement house

The new dwellinghouse would be a two-storey building sitting in a similar location to the existing building with an east facing aspect. Whilst the new building would be slightly taller, wider and deeper than the existing building and deeper than the adjacent properties on either side (No. 9 and 13), it is still considered to fit well into the street scene and the proposed scale and height are compatible with the neighbouring properties with considerable gaps retained on both sides.

In terms of facing material and detailed design a red/brown brick and tiled roof have been chosen to complement and reflect the older houses, and the window proportions

reflect the hierarchy of diminishing proportions seen in the area. The relationship of the window heads and eaves has also been informed by the neighbouring properties. The overall design of the new dwellinghouse demonstrates some modern influences but is broadly in keeping with the predominant styles seen on this part of Sheldon Avenue.

In the front elevation, the excessively large portico of the existing building has been replaced by a more modest and toned-down version, set in a recessed entrance bay. The new dwellinghouse would also remove the integrated garage and introduce aprons of planting in front of the house to improve the appearance of the street scene. The large front dormer of the existing house is also replaced by three smaller and appropriately sized ones. The new dwellinghouse would have chimneystacks on both sides as they are characteristic features of houses in the conservation area and can be seen on some of the older houses on the street.

In terms of the detailing, the windows would have flat arches with expressed sills. In a similar vein, slightly recessed panels underneath the first-floor windows would add depth, texture and interest. Slightly projecting red brick piers would add further depth and interest and provide a rhythm and a vertical accent to the composition, as well as rooting the building in its context. Despite the restrained design approach, there would be a subtle richness and depth to the design that can be seen as an improvement over the lack of detailing of the existing house.

In terms of the roof in the new dwellinghouse, whilst it would be larger and deeper than the existing, its depth would be limited to glimpses due to the height and orientation of the building and is not considered to be visually prominent. It is observed in the street scene that the roofs of neighbouring properties tend to overlap, creating a rhythm of roofs. In this context, the visibility of the roof in some oblique views would not be out of character or appear out of keeping with the context.

At the rear, the new dwellinghouse would have a traditionally composed elevation that shares the same architectural design language as the front, but in a more restrained and subservient way. It is noted that the ground floor rear elevation of the site is not publicly visible, and openings reflect modern living standards, and create a good connection with the rear garden. At the first-floor level, the uncharacteristically wide first floor rear window and dormer of the existing building would both be replaced with more appropriately sized dormers and tripartite windows. The rear elevation as a whole has been simplified and coherently designed.

Overall, the detailing is considered to have merit and would respect the heritage setting of which it would form a part, in specific the Sheldon Avenue frontage would also materially improve the appearance of the street scene. As such the contribution of the new dwellinghouse is viewed to greater in many respects to that of the existing

house as such meaning the development would preserve or enhance the character and appearance of the conservation area.

In coming to a decision on this application special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A number of conditions are being imposed in relation to details and materials, essential to ensuring the replacement building is of high quality as well as to ensure a high-quality landscape setting for this house.

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.

The gross internal area would meet the London Plan minima to offer a satisfactory and generous living environment for occupiers of the dwelling house. It is noted that the floor to ceiling height shown on the submitted drawing for ground of the proposed floor would be over 2.5m. Overall, the scheme would result in good standard residential accommodation with dual aspect, good floor to ceiling height, outlook from habitable room, natural ventilation, privacy and light level.

The proposal would also result in provision of adequate private outdoor amenity space, which useable, private, and practical and meets the minimum required standards stipulated within the London Plan Policy. With regard to the basement and light levels, the proposed basement floor plan indicates that no bedrooms or main living rooms will be located on that level.

Impact on neighbouring 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.

In terms of impact on outlook or appear overbearing to neighbouring occupiers, the corners of the two-storey replacement dwellinghouse has been positioned to ensure that the 45-degree lines from the nearest first floor windows at adjacent properties, Nos. 9 and 13 Sheldon Avenue, are not intercepted or encroached to mitigate any potential increase in the sense of enclosure and overbearingness at those properties.

Regarding privacy, there are no habitable side windows proposed at first floor level, with these serving en-suite and washrooms. All first-floor side windows would have a condition for obscure glazing to ensure an acceptable level of privacy.

In terms of daylight and sunlight, the applicant has submitted a daylight and sunlight assessment prepared by Love Design Studio dated July 2024. The assessment demonstrates that the proposed development would not materially impact daylight and sunlight within all habitable rooms at No. 9 Sheldon Avenue and the occupants would receive adequate daylight and sunlight with the new dwellinghouse in place.

As for No. 13 Sheldon Avenue which located north of the application site, the nearest five windows adjoining three rooms across the ground and first floors were assessed. Four out of five assessed windows passed the VSC analysis with one window falling short of the VSC target and may experience a minor adverse impact. However, that window adjoins a living room that contains four other windows and thus, the daylight distribution analysis demonstrates that impact to the no-skyline is negligible within all assessed rooms.

Regarding sunlight, three out of four assessed windows pass the APSH target, and all assessed windows pass the WPSH target. The one window that falls short of the APSH target is the same window demonstrating an impacted VSC, which adjoins the living room that contains four other windows. All four other windows within the living room exceed the APSH target; thus, the living room still receives adequate sunlight with the proposed development in place. Overall, the occupants of No. 13 would unlikely experience an adverse impact to the existing daylight and sunlight received. The impact on neighbouring amenities is acceptable.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking, cycling, and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

The site is located in an area with a public transport accessibility level (PTAL) rating of 0 indicative of poor accessibility to local public transport services. The site falls in Highgate station Outer CPZ, subject to on-street parking controls Monday to Friday 10:00 to 12:00.

It is noted that existing front driveway and the dual access points would be retained. However, the maximum car parking requirement as detailed in Policy T1 of the London Plan would apply, and the scheme has been conditioned to provide 2 off street car parking spaces in the front driveway. Two electric charging points (1 active and 1 passive) would be provided in the front of the new dwellinghouse near the driveway. The arrangement is acceptable and meets the London Plan and Council's parking requirements.

A secure metal bike banker is proposed to the southern side of the new dwellinghouse to contain 3 bikes and meets the requirements of the London Plan.

A designated refuse and recycling bin storage providing three 240L wheelie bins and one 25L food waste bin would be located on the southern side of the dwellinghouse near the bike bunker and would be secured. This arrangement is considered suitably sited so that it is within reach for occupiers however will require to be put out for collection.

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. There are a number of large, mature trees located in the front and rear garden of the site.

An Arboricultural Impact Assessment prepared by The Tree Bureau dated August 2024 and a Tree Constraints Plan (ref: TCP 7772 rev b) have been provided by the applicant. The report concludes the proposals would not have any significant impact on the retained trees or wider landscape subject to suitable mitigation measures. Three trees (T15, T16 and T17) are proposed for removal to make way for the new external swimming pool in the rear garden but they are all Category B trees only with moderate quality and value and are in fair-good structural condition.

Three new trees would be planted on site to replace the removed trees. A Acacia dealbata or Acer 'Sango-kau' specimen tree along with hedging and low planting would be planted in the front of the new house whilst One Spruce tree and one Magnolia tree would be planted near the end of the rear garden. New hedging would also be planted on either side of the site to screen and secure the site boundaries.

The new external swimming pool would be located outside of the RPA of the retained trees on and outside the application site. The pools is also surrounded by hard surfacing to mitigate any potential impact on nearby trees and plants by the chemicals associated with the pool.

The Council's Tree Officer has reviewed the submitted report and is satisfied with measures proposed and as such proposal would not have a detrimental impact on the retained trees and wider landscape.

Energy and sustainability and Biodiversity Net Gain (BNG)

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.

Policy G6 (Biodiversity and access to nature) of the London Plan (2021) advises that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

Policy DM1(c) 'Landscaping' requires that development proposals demonstrate how landscaping and planting are integrated into the overall development. Proposals must consider the natural landform, levels, and slopes, as well as existing trees on or near the site. They should also address landscaped boundaries and treatments, and give attention to significant biodiversity, prioritising native species over invasive ones. The policy emphasises a holistic approach that responds thoughtfully to the site's natural and existing features.

An Energy and Sustainability Statement prepared by Love Design Studio (dated July 2024) along with a TM59 Overheating Assessment prepared by Love Design Studio (dated July 2024) and a Biodiversity Net Gain Report prepared by Elite Ecology (dated May 2024) have been submitted as part of the planning application. The statement, in addition to the other plans, drawings and supporting information have been reviewed by the Carbon Management Officer. The development would achieve an 54% reduction in carbon emissions over the baseline requirements within Building Regulations Approved Document Part L1A. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance. The new dwelling would be designed with energy efficiency solutions incorporated into its construction, including double or low g-value in line with the proposed passive measures to mitigate overheating risk.

Conditions are being imposed requiring the development to be implemented in accordance with the Energy Strategy and supporting information, and for details of the air source heat pump and PV panels to be submitted and approved prior to the occupation of the proposed development. Subject to compliance with these conditions, the development is acceptable in relation to energy and sustainability perspective.

In line with the Carbon Management Officer comments, a carbon offset contribution of £14,079.00 has also being secured to ensure the development is 'zero carbon'.

In terms of Mandatory Biodiversity Net Gain now a material consideration since April 2024 a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG) have 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.

While noting BNG is a requirement, small-scale development can be exempt under the provision of the Self-build and Custom Housebuilding Act 2015, which the agent has outlined as the route being followed here. As such, a condition is being imposed requiring formal clarification in respect of this matter. Notwithstanding this point a number of enhancements in terms of biodiversity can be achieved on site here in terms namely in relation to additional planting with equally the inclusion of other measures such bird boxes.

Conclusion

The proposal is considered acceptable, and the design and appearance of this building makes positive contribution to the character and appearance of the conservation area is maintained. As such, the works here are acceptable in design and heritage terms. The scheme would provide an acceptable quality of residential accommodation for future occupiers and would not give rise to harm to neighbouring amenity.

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 Mayoral CIL charge will be £57,206.12 (804.7sqm x £71.09) and the Haringey CIL charge will be £348,869.64 (804.7sqm x £433.54 (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.

In this particular case, the application is accompanied by a 'Self Build Exemption Claim Form (Form 7 - Part 1)' to qualify for a self-build exemption. Within six months of completing the development, the applicant must submit a 'Self Build Exemption Claim Form: Part 2' along with the following supporting evidence:

- Proof of completion (Building Control compliance/completion certificate)
- Proof of ownership (title and deeds)
- Proof of occupation of the dwelling (Council tax certificate, and two further proofs of evidence such as utility bills, electoral roll, or bank statements)

Additionally, one of the following:

- An approved claim for a VAT refund for DIY house builders
- A self-build warranty

- An approved self-build mortgage

Failure to submit the appropriate form and evidence within six months of completion will result in the withdrawal of the exemption and the need to pay the full charge amounts (Mayoral and Local CIL).

If, however, the applicant decides to dispose of the property before the three-year occupancy limit expires, they must notify the charging authority (Haringey Council) as full charge amounts would apply. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

1	<u>Time Limit</u> 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	<u>Approved Plans</u> The development shall be completed in accordance with the approved plans as listed above 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. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3	<u>Materials</u> Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site: • A brick sample panel (minimum 1 sq.m) constructed on site from brick showing bond and mortar pointing to be used; • Material specification and material samples of any additional bricks to used in the construction of the new building and new front wall;

	• Material specification and material samples of new roof tiles to be used; • Detailed drawings at a scale of 1:20 and material specification of proposed dormers to both front and rear elevations; • Detail drawings of new window types to scale 1:10 and related material specification; • Detail design drawings to scale 1:10 and material specification of new front vehicle gates. 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 and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).
4	<u>Refuse and Cycle Storage</u> 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 first occupation 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.
5	<u>Cycle Parking</u> The applicant will be required to provide a minimum total of 3 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.
6	<u>Landscaping Plan</u> Notwithstanding details hereby approved and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, details of new landscape planting and

	hardsurfacing to the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation. Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
7	<u>Tree Protection</u> The development hereby approved shall take place in complete accordance with the Arboricultural Impact Assessment Rev B prepared by The Tree Bureau with reference to BS 5837 2012, Landscape Master Plan (Drawing No. LP/11SAL/020 D), Arboricultural Method Statement (AMS), Tree Constraints Plan (Ref: TCP 7772 rev b) and Tree Protection Plan (TPP), 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	<u>Construction Management Plan</u> The development shall be implemented in accordance with details outlined in the Construction Logistics/ Management Plan prepared by Austin Warnes dated 03/03/25. In the event that the approved CLMP cannot be fully implemented and/or that the CLMP needs to be amended for whatever reason before the construction works are completed, construction works will

	cease immediately until the amended CLMP has been submitted and confirmed in writing by the local planning authority, 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) and with Policy DM1 of The Development Management DPD (2017).
9	<u>Chartered Engineer</u> The development shall be carried out by John E. Griggs & Sons Limited ("the Main Contractor") on behalf of the landowner and applicant, in accordance with the details provided to the Local Planning Authority and the specialist sub-contractors to execute the works, specifically Structural Engineering Design Services: Michael Alexander Limited MIStructE (05711434) and Civil Engineering Design Services: EAS Transport Planning Ltd (05751442). These appointed engineers shall supervise the construction works in accordance with the approved engineering details throughout their duration. If the appointed engineer ceases to perform this role for any reason before the completion of construction, all works shall cease immediately until a replacement Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MIStructE) is appointed. The appointment of the replacement engineer must be confirmed in writing to the local planning authority before works can recommence. At all times, construction works shall only proceed under the supervision of a duly appointed engineer, and all works shall adhere to the engineering specifications and methodologies as set out by the appointed engineers and contractors. Reason: To ensure that the development is carried out in accordance with the approved engineering and contractor details, safeguarding the structural integrity of adjoining and neighbouring buildings, in line with Policy DM18 of the Haringey Development Management DPD 2017.
10	<u>Considerate Constructors Scheme</u> No development (other than site preparation) shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

	Reason: To mitigate the impact of construction work upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.
11	<u>NRMM</u> All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at https://nrmm.london. Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ.
12	<u>Energy Strategy</u> The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by Love Design Studio (dated July 2024) delivering a minimum 54% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) for the dwelling and swimming pool. (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 and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit, with the potential to increase the scope of the ventilation to the entire dwelling;

	- 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.
13	<u>Water Butts</u> Prior to occupation, details of the location of a water butt of at least 440L internal capacity to be installed to intercept rainwater draining from the roof should be submitted to and approved in writing by the Local Planning Authority and subsequently provided. The approved facilities shall be retained. Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.
14	<u>Noise</u> 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.
15	<u>Land Contamination</u> 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	<u>Self-build Dwelling</u> The dwelling hereby approved shall be constructed as self-build and custom housebuilding dwelling within the definition of self-build and custom build dwellings in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended): The first occupation of the dwelling in shall be by a person or persons who had a primary input into the design and layout of the dwelling; The Council shall be notified, in writing, of the persons who intend to take up first occupation of this residential unit hereby permitted at least two months prior to first occupation. Reason: To ensure the development complies with the self-build and custom house build exemption from biodiversity net gain as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.
17	<u>M4 (1) Accessible</u> The residential unit hereby approved shall be designed to meet Part M4 (1) '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.
18	<u>Obscured glazing</u> Before the first occupation of the dwelling hereby permitted, the upper floor side windows shall be fitted with obscured glazing and 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.
19	<u>No Outbuilding and Extension</u> 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.
20	<u>No Balcony</u> 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: Community Infrastructure Levy In this particular case, the application is accompanied by a 'Self Build Exemption Claim Form (Form 7 - Part 1)' to qualify for a self-build exemption. Within six months of completing the development, the applicant must submit a 'Self Build Exemption Claim Form: Part 2' along with the following supporting evidence:

	• Proof of completion (Building Control compliance/completion certificate) • Proof of ownership (title and deeds) • Proof of occupation of the dwelling (Council tax certificate, and two further proofs of evidence such as utility bills, electoral roll, or bank statements) Additionally, one of the following: • An approved claim for a VAT refund for DIY house builders • A self-build warranty • An approved self-build mortgage Failure to submit the appropriate form and evidence within six months of completion will result in the withdrawal of the exemption and the need to pay the full charge amounts (Mayoral and Local CIL). If, however, the applicant decides to dispose of the property before the three-year occupancy limit expires, they must notify the charging authority (Haringey Council) as full charge amounts would apply.
	INFORMATIVE: Bats and birds Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection should be undertaken prior to the commencement of works to determine if any bats or birds reside on site. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.
	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 publish on the Council's planning portal in relation to this application.
	INFORMATIVE: Need for Dilapidation survey The applicant may be liable under Sections 131 and 133 of the Highways Act 1980 to pay for damage to the publicly maintained highway if caused as a result of the building works hereby approved. The applicant is, therefore,

	required that before the commencement of the works hereby approved to contact the Council's Highway Department regarding the preparation of a site dilapidation survey and photographs of the footway and carriageway around (Insert Road). This survey will be used as a basis for assessing the amount of damage caused to the publicly maintained highway caused by building works.
	INFORMATIVE: Carbon Offset Payment A Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a payment of £ 14,079.00 to fund offsetting the remaining carbon emissions from this development.



Mr William Lloyd
Office 2
13 Bodmin Place
Milton Keynes
United Kingdom
MK10 7DP

31 March 2025

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

Case Reference HGY/2024/2154
Location 11 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal Demolition of the existing dwellinghouse and erection of a
 replacement dwellinghouse.
Received 2 August 2024

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
1459-P-2.pdf	Floor plan	2 August 2024
11 Sheldon Avenue Highgate - Elite Ecology New Habitat Map.pdf	Biodiversity survey and report	2 August 2024
0758_11_Sheldon_Avenue_Daylight_and_Sunlight_Study_240731.pdf	Daylight or sunlight assessment	2 August 2024
BNG Metric.pdf	Biodiversity metric calculation tool	2 August 2024
1459 - PROPOSED MATERIALS JULY 2024.pdf	Other relevant information	2 August 2024
0758_11_Sheldon_Avenue_ESS_240731.pdf	Sustainability appraisal	2 August 2024
01.08.2024 Planning Statement - 11 Sheldon Avenue BL.SW vf2 Part 1.pdf	Planning statement	2 August 2024
11 Sheldon Avenue Fire Statement_PB270724.pdf	Fire Statement	2 August 2024
BNG Metric 2.pdf	Biodiversity metric calculation tool	2 August 2024

1459-P-6.pdf	Detail Drawing	2 August 2024
01.08.2024 Planning Statement - 11 Sheldon Avenue BL.SW vf2 Part 2.pdf	Planning statement	2 August 2024
11 Sheldon Avenue Highgate - Elite Ecology Biodiversity Net Gain Report.pdf	Biodiversity statement	2 August 2024
20240626-FRA and SuDS-11 Sheldon Ave.pdf	Drainage documentation	2 August 2024
2024.08.01 - 11 Sheldon Avenue Heritage Statement 0927.pdf	Heritage statement	2 August 2024
1459 - DESIGN AND ACCCESS STATEMENT JULY 2024.pdf	Design and access statement	2 August 2024
AIA 7772 rev b		30 August 2024
TCP 7772 rev b		30 August 2024
Elite Ecology PEA Report (August 2024)		17 September 2024
11 Sheldon Avenue, Highgate - Elite Ecology Statutory Biodiversity Metric Calculation Tool (September 2024)		27 November 2024
11 Sheldon Avenue, Highgate - Elite Ecology New Habitat Map (September 2024)		27 November 2024
Bng_statement - 11 Sheldon Ave		27 November 2024
11 Sheldon Avenue Highgate - Elite Ecology Biodiversity Net Gain Report		27 November 2024
0758_11_Sheldon_Avenue_240729_Part_I_2021_gla_carbon_emission_reporting_spread sheet		27 November 2024
Full SAP Calculation Printout DERTER_Be_Lean_Be_Green_V4_Be_Lean_V4_2024-07-29_12-47-07		27 November 2024
1459-P-1B		19 December 2024
1459-P-3C		19 December 2024
1459-P-5A		19 December 2024
1459-P-4A		19 December 2024
1459-P-7B		19 December 2024
0758_11_Sheldon_Avenue_CES_02_250113		17 January 2025

0758_11_Sheldon_Avenue_Pre-Demo_Audit_01_250113

11 Sheldon Avenue - Landscape Master Plan - LP_11SAL_020 d - January 2025

Condition 10 Chartered Engineer

CLMP 11, Sheldon Ave

17
January
2025
3
February
2025
6 March
2025
11 March
2025

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

Conditions: (20)

- 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 as listed above 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.

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 the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

- A brick sample panel (minimum 1 sq.m) constructed on site from brick showing bond and mortar pointing to be used;
- Material specification and material samples of any additional bricks to be used in the construction of the new building and new front wall;
- Material specification and material samples of new roof tiles to be used;
- Detailed drawings at a scale of 1:20 and material specification of proposed dormers to both front and rear elevations;
- Detail drawings of new window types to scale 1:10 and related material specification;
- Detail design drawings to scale 1:10 and material specification of new front vehicle gates.

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 and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4 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 first occupation 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.

- 5 The applicant will be required to provide a minimum total of 3 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.

- 6 Notwithstanding details hereby approved and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, details of new landscape planting and hardsurfacing to the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development.

Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 The development hereby approved shall take place in complete accordance with the Arboricultural Impact Assessment Rev B prepared by The Tree Bureau with reference to BS 5837 2012, Landscape Mater Plan (Drawing No.

LP/11SAL/020 D), Arboricultural Method Statement (AMS), Tree Constraints Plan (Ref: TCP 7772 rev b) and Tree Protection Plan (TPP), 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 The development shall be implemented in accordance with details outlined in the Construction Logistics/ Management Plan prepared by Austin Warnes dated 03/03/25. In the event that the approved CLMP cannot be fully implemented and/or that the CLMP needs to be amended for whatever reason before the construction works are completed, construction works will cease immediately until the amended CLMP has been submitted and confirmed in writing by the local planning authority,

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) and with Policy DM1 of The Development Management DPD (2017).

- 9 The development shall be carried out by John E. Griggs & Sons Limited ("the Main Contractor") on behalf of the landowner and applicant, in accordance with the details provided to the Local Planning Authority and the specialist sub-contractors to execute the works, specifically Structural Engineering Design Services: Michael Alexander Limited MIStructE (05711434) and Civil Engineering Design Services: EAS Transport Planning Ltd (05751442). These appointed engineers shall supervise the construction works in accordance with the approved engineering details throughout their duration.

If the appointed engineer ceases to perform this role for any reason before the completion of construction, all works shall cease immediately until a replacement Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MIStructE) is appointed. The appointment of the replacement engineer must be confirmed in writing to the local planning authority before works can recommence.

At all times, construction works shall only proceed under the supervision of a

duly appointed engineer, and all works shall adhere to the engineering specifications and methodologies as set out by the appointed engineers and contractors.

Reason: To ensure that the development is carried out in accordance with the approved engineering and contractor details, safeguarding the structural integrity of adjoining and neighbouring buildings, in line with Policy DM18 of the Haringey Development Management DPD 2017.

- 10** No development (other than site preparation) shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: To mitigate the impact of construction work upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

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

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

- 12** The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by Love Design Studio (dated July 2024) delivering a minimum 54% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) for the dwelling and swimming pool.

(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 and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit, with the potential to increase the scope of the ventilation to the entire dwelling;
- 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.

- 13** Prior to occupation, details of the location of a water butt of at least 440L internal capacity to be installed to intercept rainwater draining from the roof should be submitted to and approved in writing by the Local Planning Authority and subsequently provided. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

- 14** 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.

- 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 dwelling hereby approved shall be constructed as self-build and custom housebuilding dwelling within the definition of self-build and custom build dwellings in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended):

The first occupation of the dwelling in shall be by a person or persons who had a primary input into the design and layout of the dwelling;

The Council shall be notified, in writing, of the persons who intend to take up first occupation of this residential unit hereby permitted at least two months prior to first occupation.

Reason: To ensure the development complies with the self-build and custom house build exemption from biodiversity net gain as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

- 17** The residential unit hereby approved shall be designed to meet Part M4 (1) '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.

- 18** Before the first occupation of the dwelling hereby permitted, the upper floor side windows shall be fitted with obscured glazing and 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.

- 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.

- 20** 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: Community Infrastructure Levy

In this particular case, the application is accompanied by a 'Self Build Exemption Claim Form (Form 7 - Part 1)' to qualify for a self-build exemption. Within six months of completing the development, the applicant must submit a 'Self Build Exemption Claim Form: Part 2' along with the following supporting evidence:

- Proof of completion (Building Control compliance/completion certificate)
- Proof of ownership (title and deeds)
- Proof of occupation of the dwelling (Council tax certificate, and two further proofs

of evidence such as utility bills, electoral roll, or bank statements)

Additionally, one of the following:

- An approved claim for a VAT refund for DIY house builders
- A self-build warranty
- An approved self-build mortgage

Failure to submit the appropriate form and evidence within six months of completion will result in the withdrawal of the exemption and the need to pay the full charge amounts (Mayoral and Local CIL).

If, however, the applicant decides to dispose of the property before the three-year occupancy limit expires, they must notify the charging authority (Haringey Council) as full charge amounts would apply.

INFORMATIVE: Bats and birds

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection should be undertaken prior to the commencement of works to determine if any bats or birds reside on site. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.

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: Need for Dilapidation survey

The applicant may be liable under Sections 131 and 133 of the Highways Act 1980 to pay for damage to the publicly maintained highway if caused as a result of the building works hereby approved. The applicant is, therefore, required that before the commencement of the works hereby approved to contact the Council's Highway Department regarding the preparation of a site dilapidation survey and photographs of the footway and carriageway around (Insert Road). This survey will be used as a basis for assessing the amount of damage caused to the publicly maintained highway caused by building works.

INFORMATIVE: Carbon Offset Payment

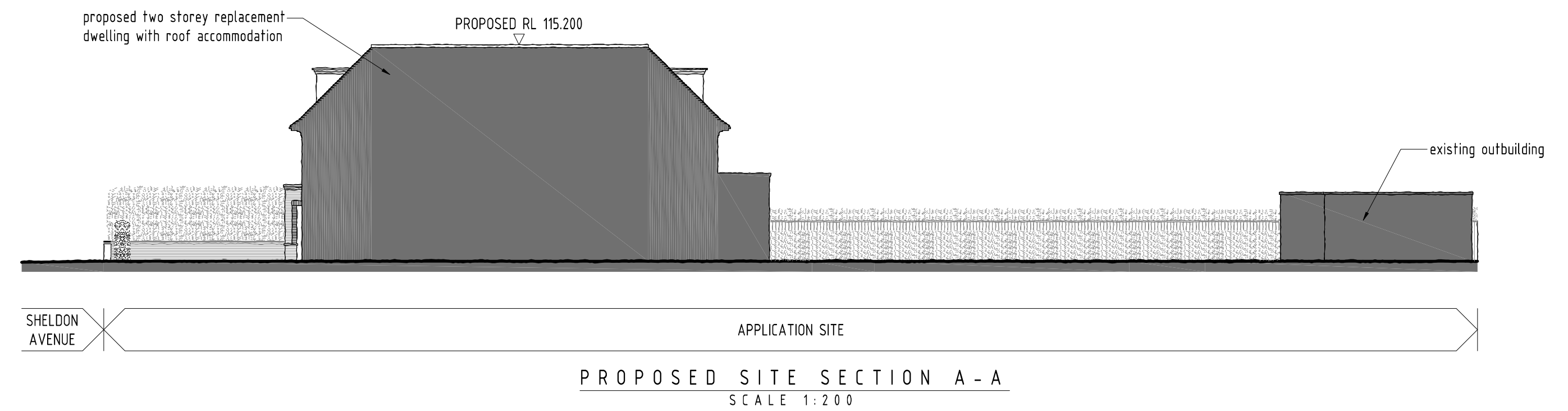
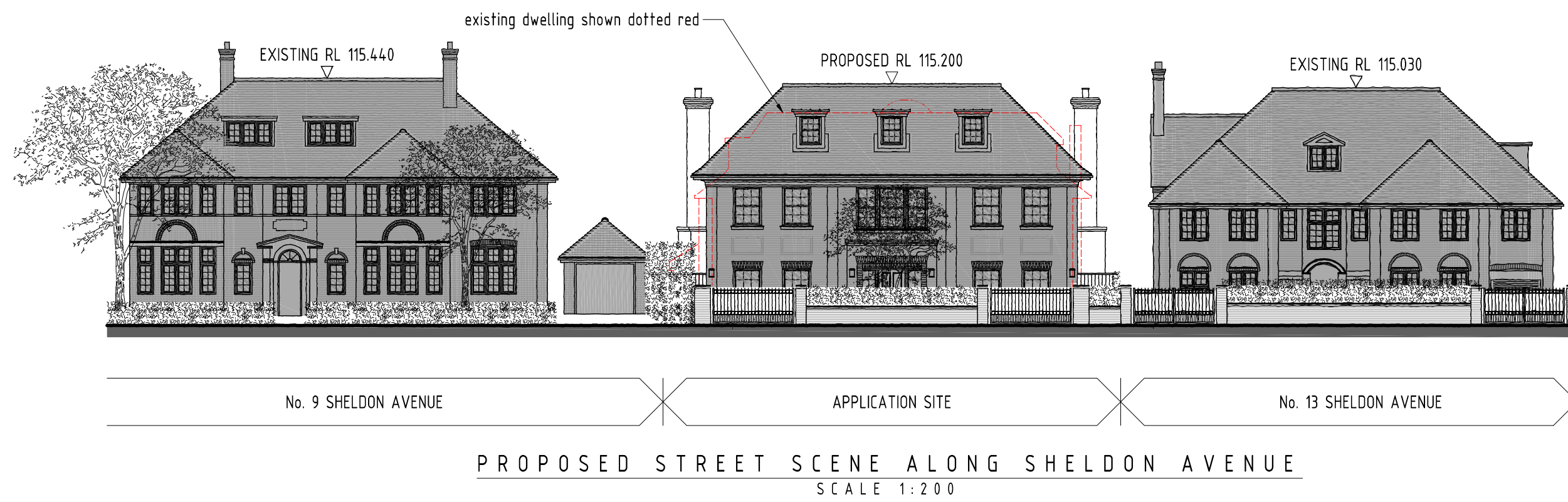
A Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a payment of £ 14,079.00 to fund offsetting the remaining carbon emissions from this development.

- 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.

NOTES

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6. All dimensions shown in millimetres.
7. Footprint of buildings shown at 10m above ground level.

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SITE LEGEND

- proposed replacement dwelling
- existing structures and hardstanding to be removed
- proposed swimming pool
- existing trees to be retained
- existing trees to be removed
- proposed trees
- proposed hedging
- proposed lawn
- proposed planting beds
- proposed paths and patios
- proposed permeable driveway
- existing site levels
- proposed site levels

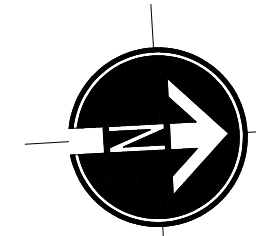
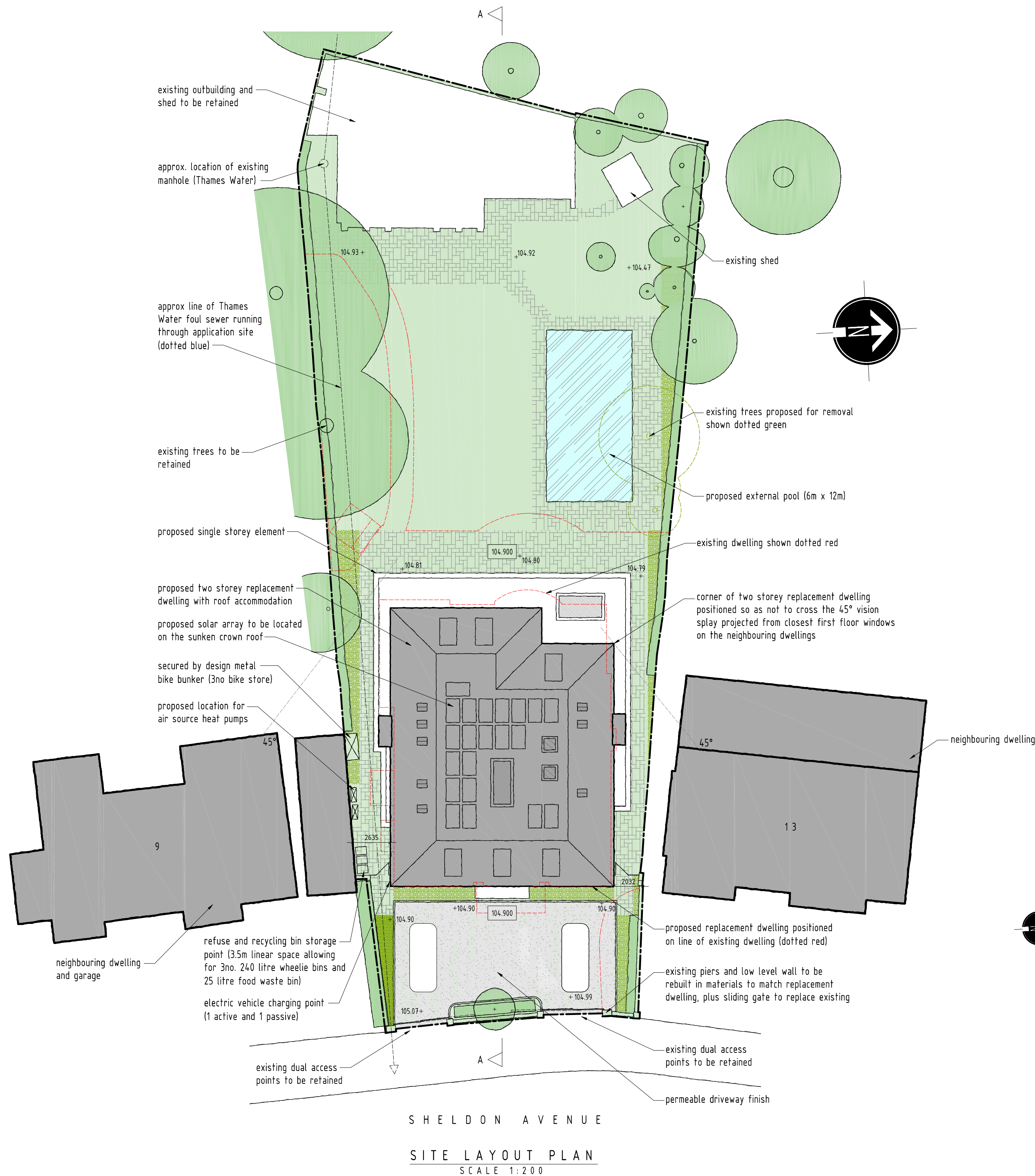
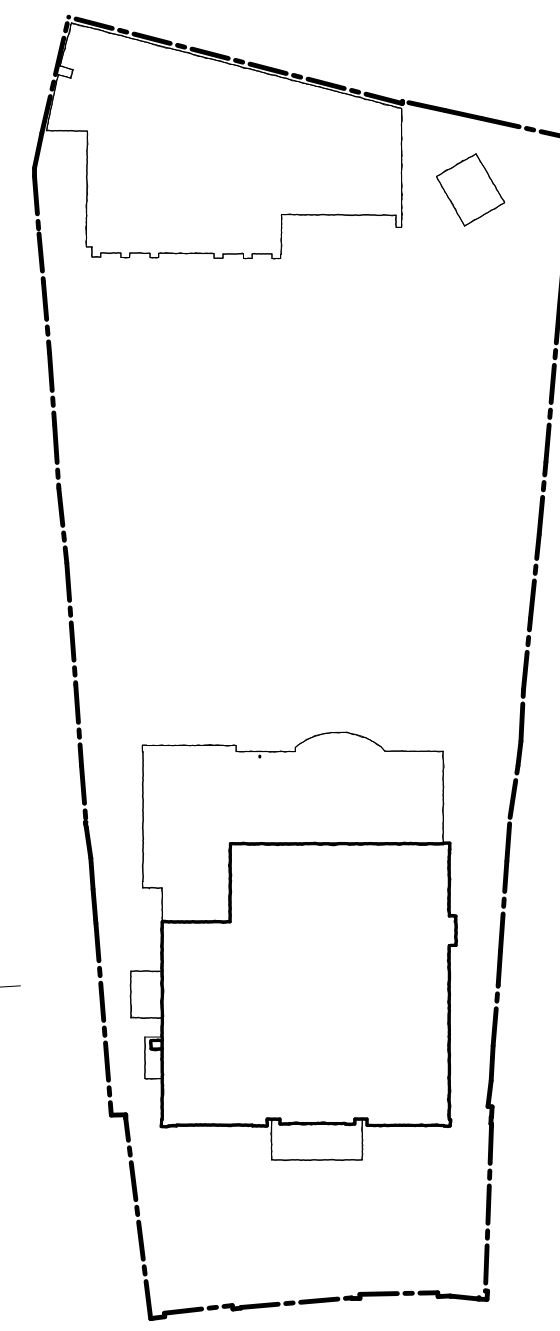
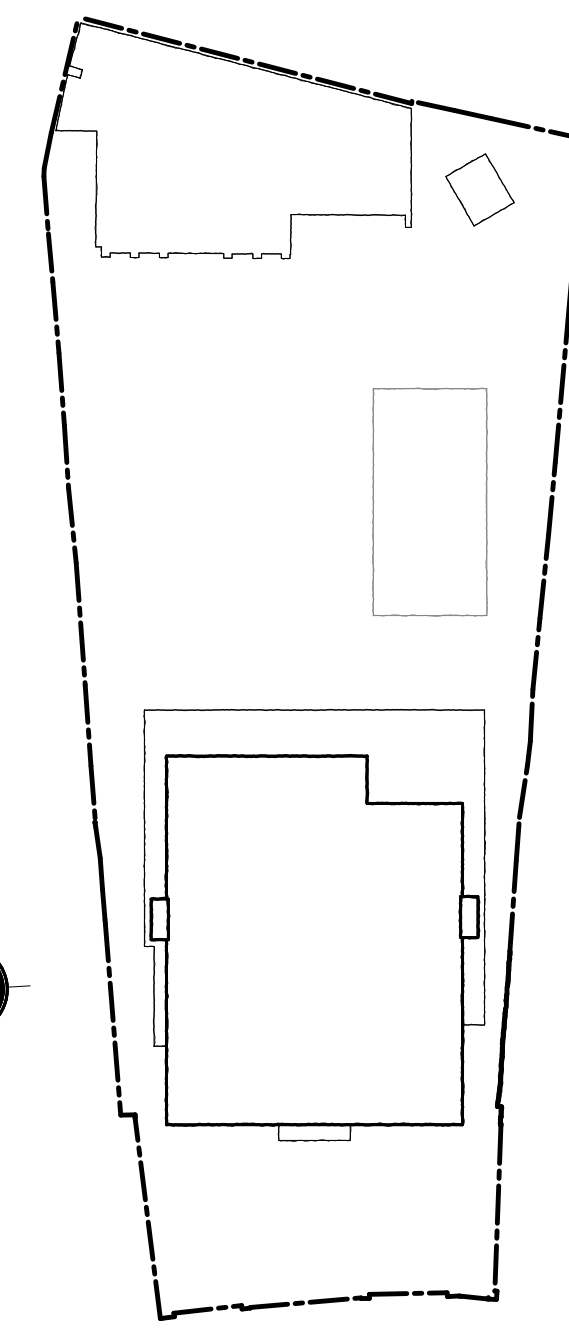
FOR FURTHER LANDSCAPING DETAILS PLEASE REFER TO THE DCCLA LANDSCAPE MASTER PLAN

FOR TREE PROTECTION DETAILS PLEASE REFER TO THE TREE BUREAU ARBORICULTURAL REPORT



BIKE STORE

Secured by Design Metal 3 Bike Bunker
(1832mm wide x 924mm deep x 1444mm high)

LOCATION PLAN
SCALE 1:1250EXISTING BLOCK PLAN
SCALE 1:100PROPOSED BLOCK PLAN
SCALE 1:100

B	18/12/2024	Council Comments - cycle / porch
A	22/11/2024	parking / cycle / bins

rev:	date:	description:
scale:	1:200 A1	date: 31 / 07 / 2024
drawing no:	1459 / P / 1 ^B	drawn: TF
drawing:	SITE LAYOUT, LOCATION PLAN STREET SCENE, SECTION AND BLOCK PLANS	
project:	LAND AT 11 SHELDON AVENUE, HIGHGATE, NORTH LONDON, N6 4JS	
client:	MR & MRS LAUFFER	



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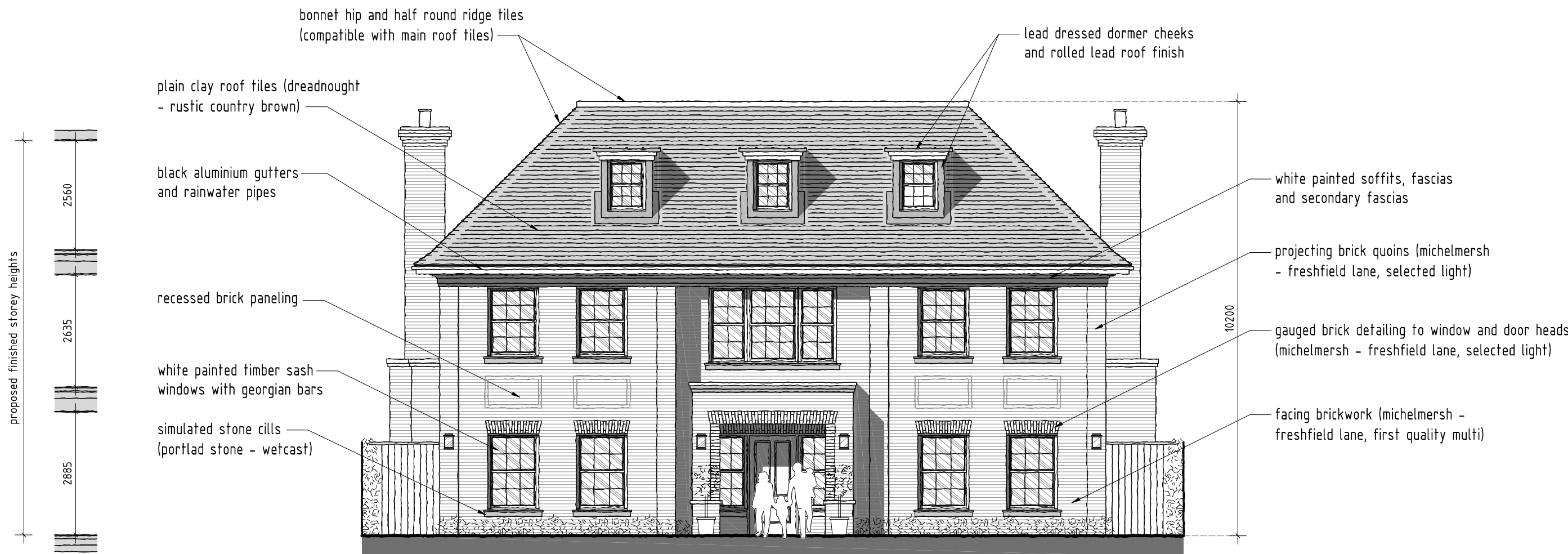
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PROPOSED REAR ELEVATION (WEST FACING)
SCALE 1:100



PROPOSED SIDE ELEVATION (SOUTH FACING)
SCALE 1:100



PROPOSED FRONT ELEVATION (EAST FACING)
SCALE 1:100

(for further details of materials refer to the 'proposed materials schedule' submitted as part of this application)



PROPOSED SIDE ELEVATION (NORTH FACING)
SCALE 1:100

C	18/12/2024	Council Comments - porch detail
B	13/11/2024	specific materials details added
A	16/10/2024	Council Comments - rear detailing

rev:	date:	description:
scale:	1 : 100 A1	date: 31 / 07 / 2024
drawing no:	1459 / P / 3 ^C	drawn: TF

drawing: PROPOSED ELEVATIONS

project: LAND AT 11 SHELDON AVENUE,
HIGHGATE, NORTH LONDON, N6 4JS

client: MR & MRS LAUFFER



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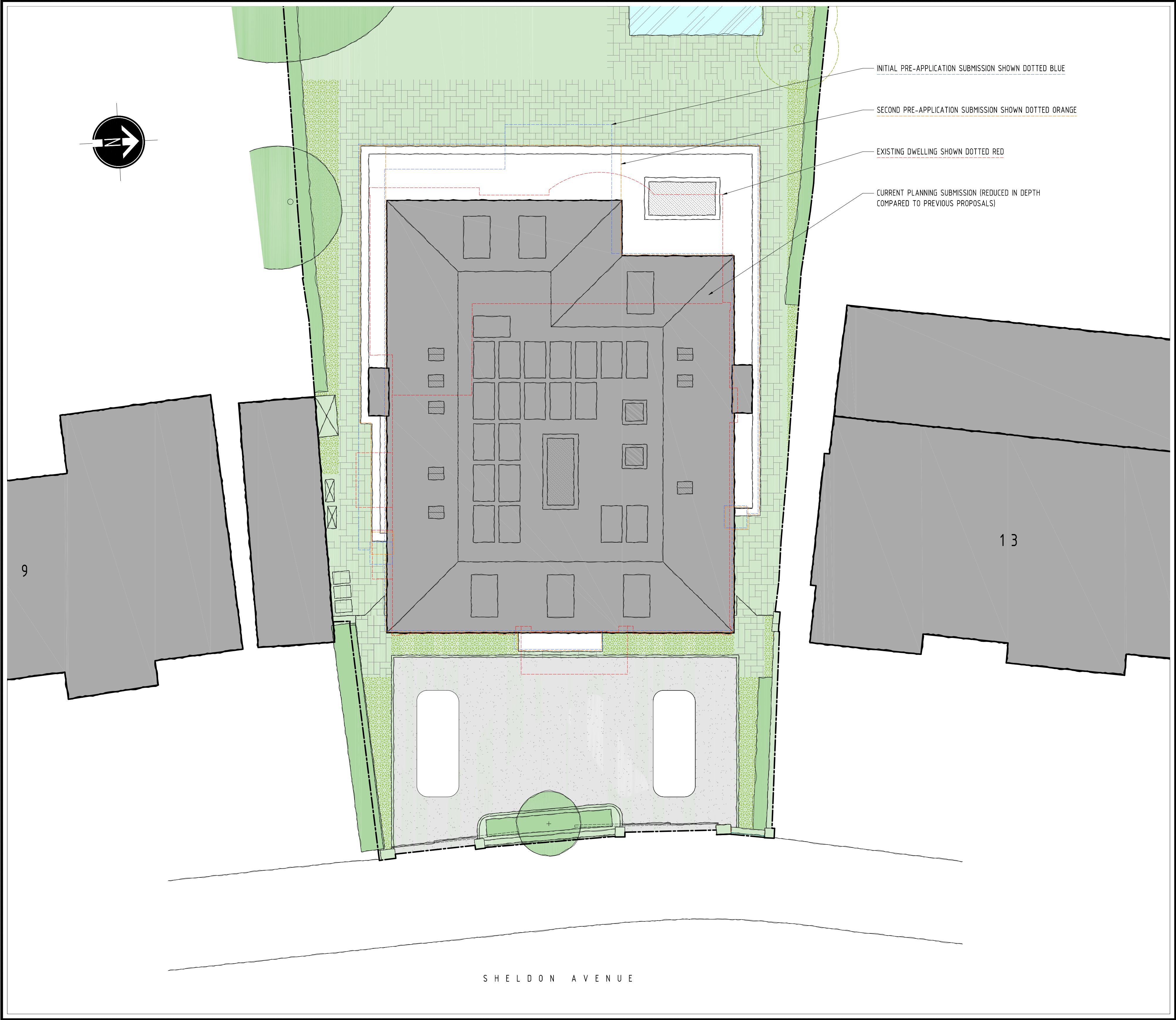
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SITE LAYOUT EXTRACT
SCALE 1:100



A	18/12/2024	Council Comments - parking
rev:	date:	description:
scale:	1 : 100 A1	date: 31 / 07 / 2024
drawing no:	1459 / P / 4 A	drawn: TF
drawing:	SITE LAYOUT EXTRACT (SCHEME OUTLINE COMPARISONS)	
project:	LAND AT 11 SHELDON AVENUE, HIGHGATE, NORTH LONDON, N6 4JS	
client:	MR & MRS LAUFFER	



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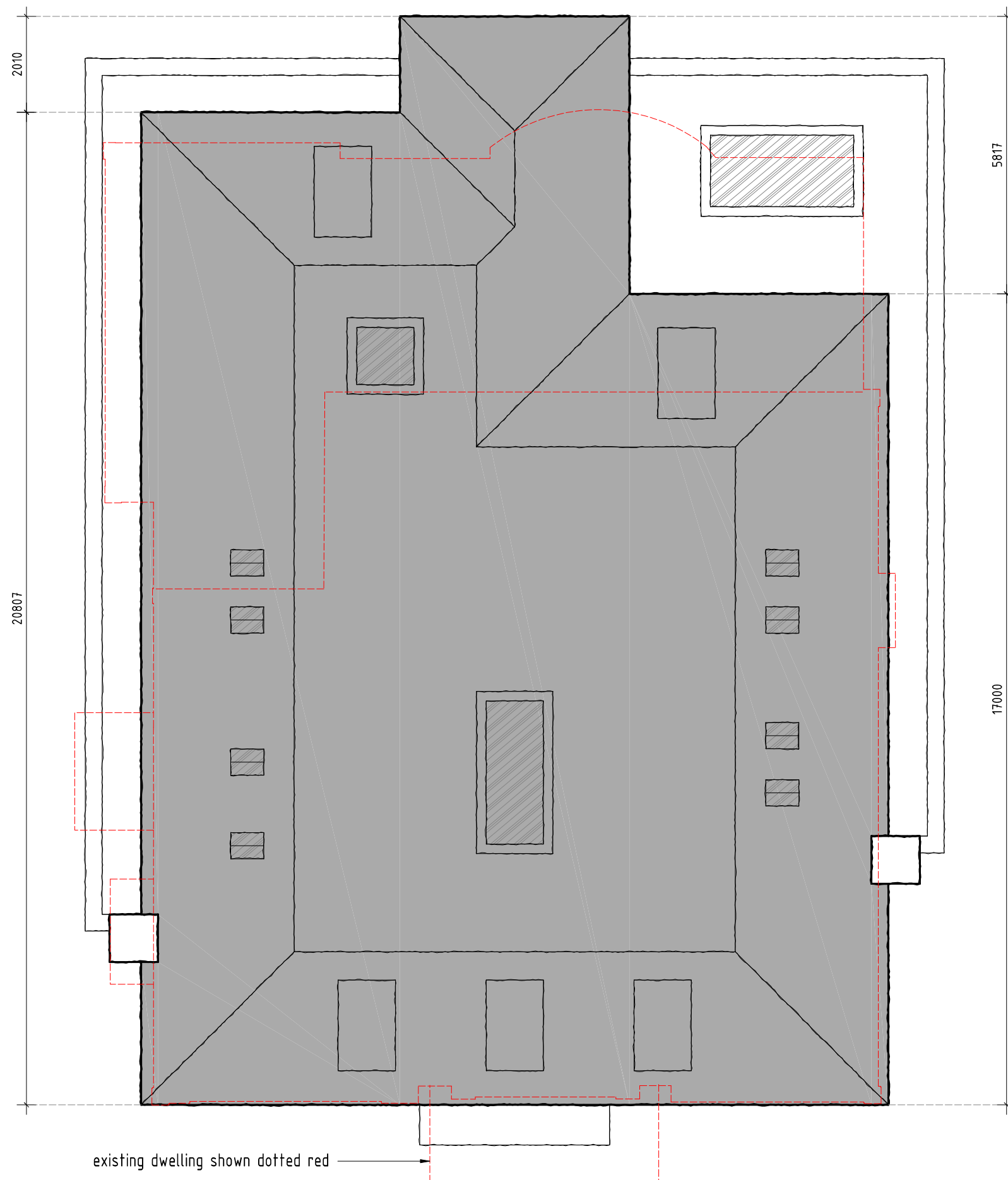
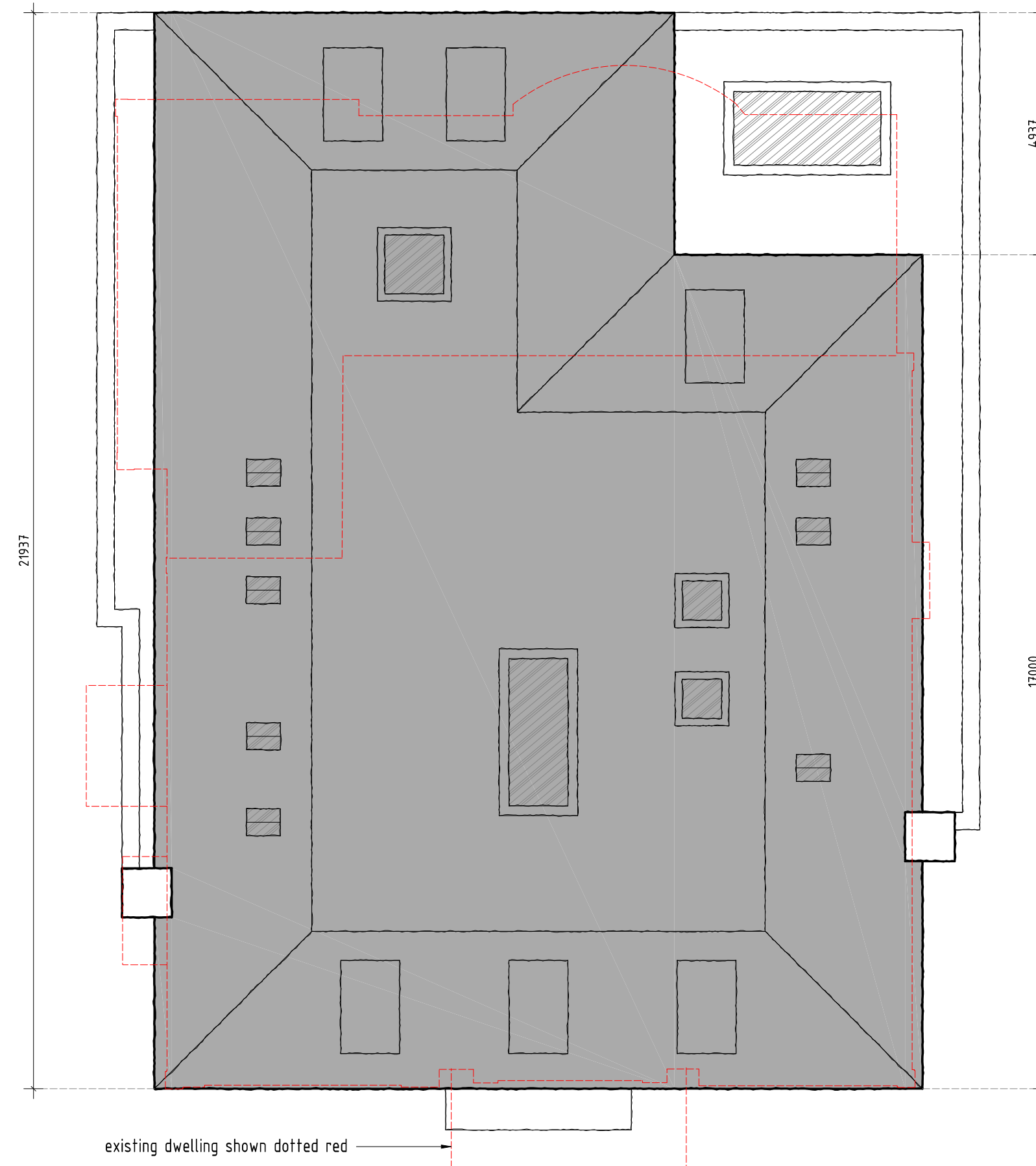
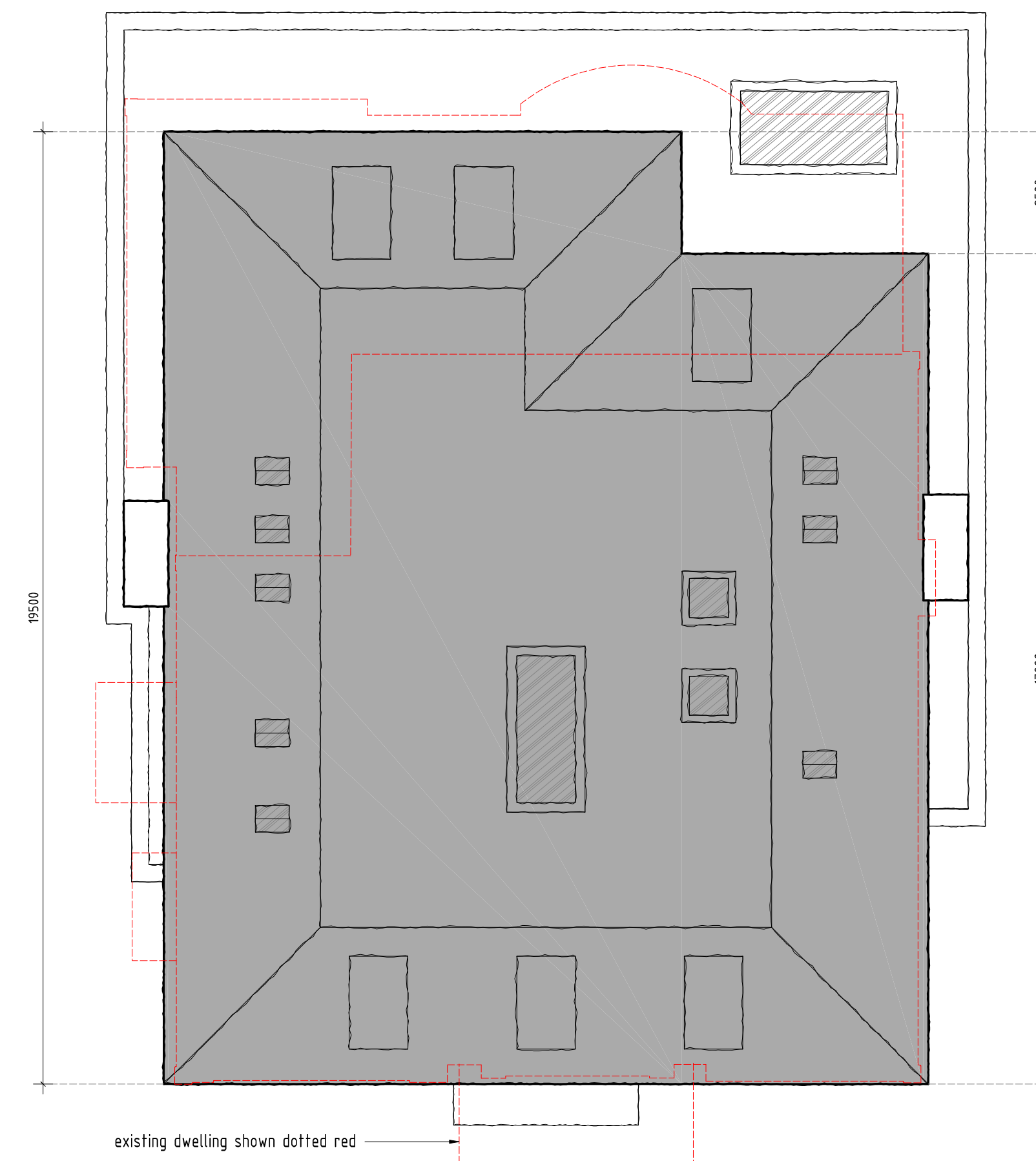
INITIAL PRE-APPLICATION SUBMISSION

FRONT ELEVATION (EAST FACING)
SCALE 1:100

SECOND PRE-APPLICATION SUBMISSION

FRONT ELEVATION (EAST FACING)
SCALE 1:100

CURRENT PLANNING SUBMISSION

FRONT ELEVATION (EAST FACING)
SCALE 1:100ROOF PLAN
SCALE 1:100ROOF PLAN
SCALE 1:100ROOF PLAN
SCALE 1:100

SCALE BAR (m)

0 2 4 6 8 10

A 18/12/2024 Council Comments - porch detail

rev:	date:	description:	
scale:	1 : 100 A1	date:	31 / 07 / 2024
drawing no:	1459 / P / 5 A	drawn:	TF
drawing:	PROPOSAL PROGRESSION (FROM PRE-APP TO PLANNING SUBMISSION)		
project:	LAND AT 11 SHELDON AVENUE, HIGHGATE, NORTH LONDON, N6 4JS		
client:	MR & MRS LAUFFER		

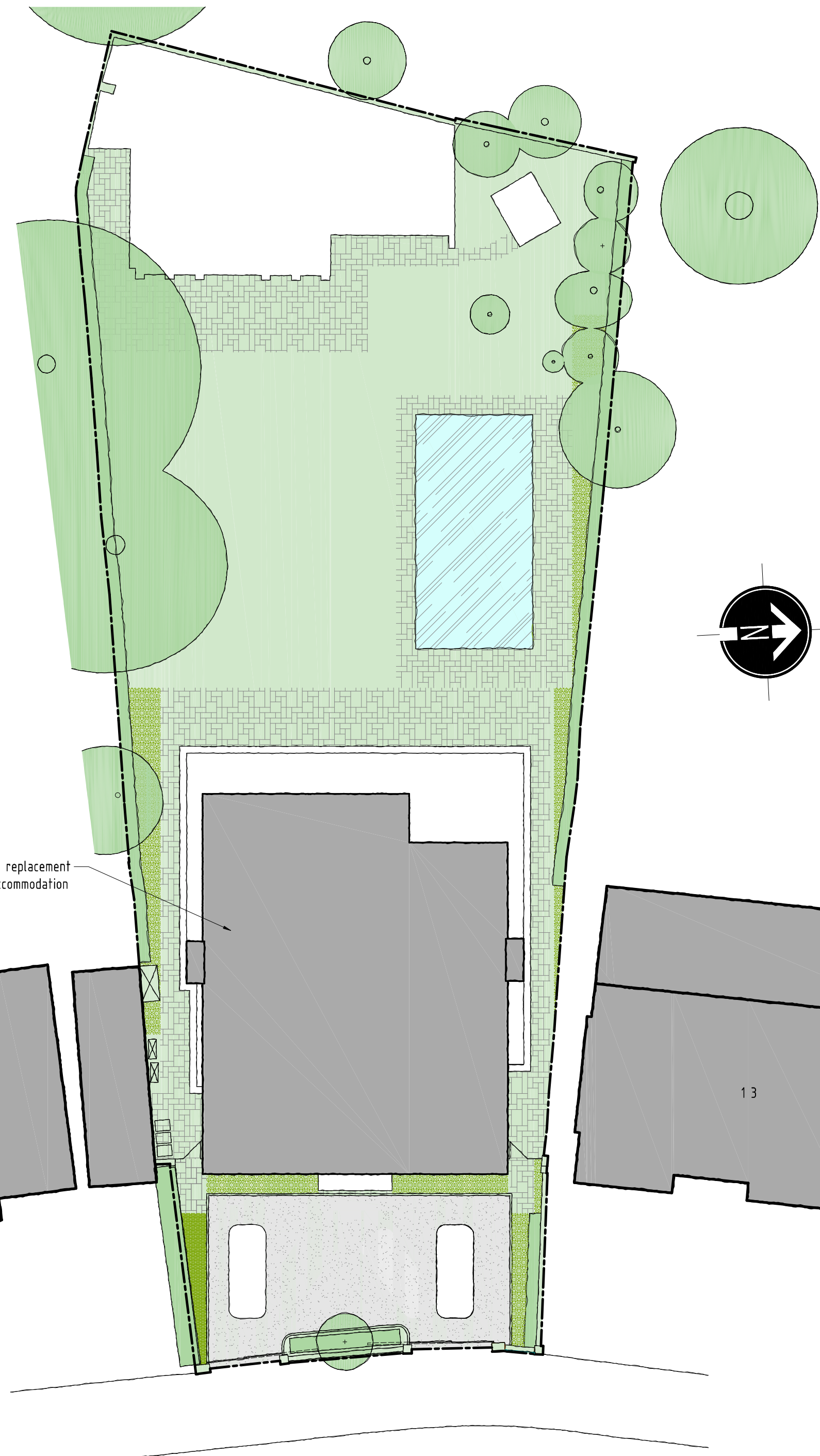
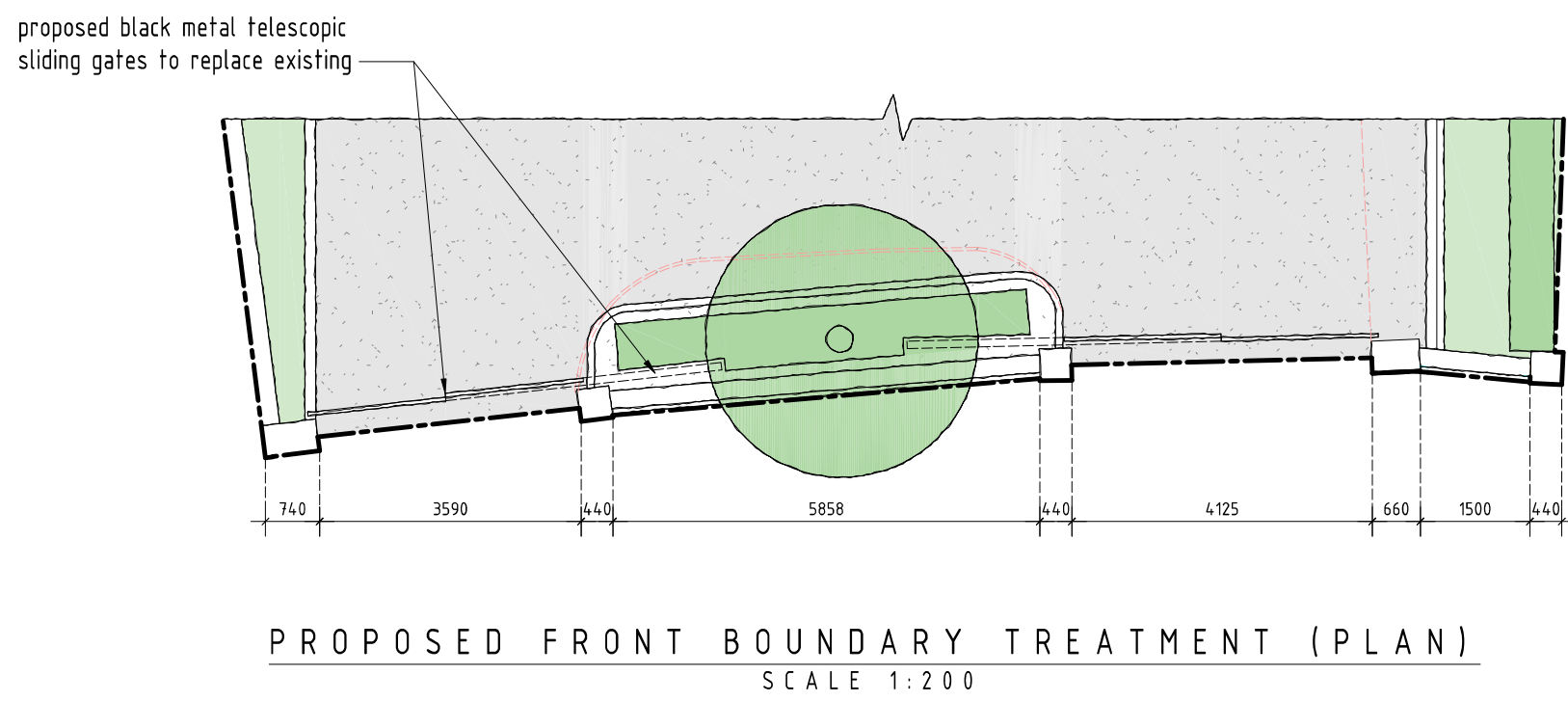
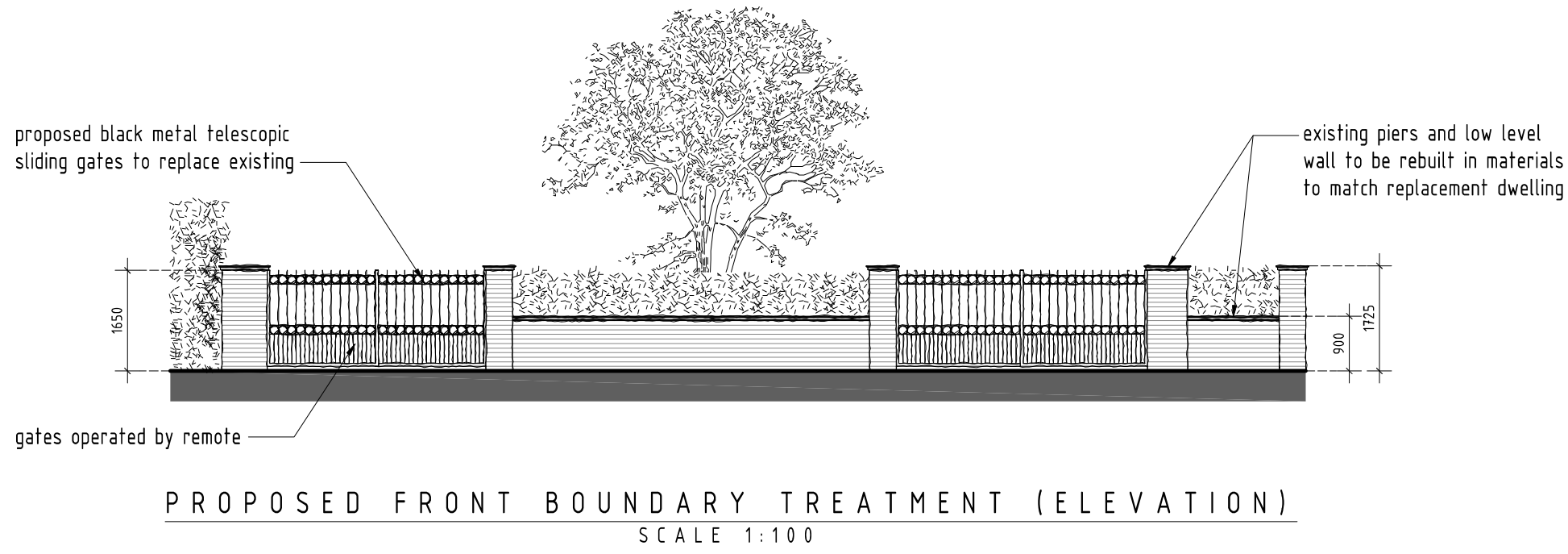
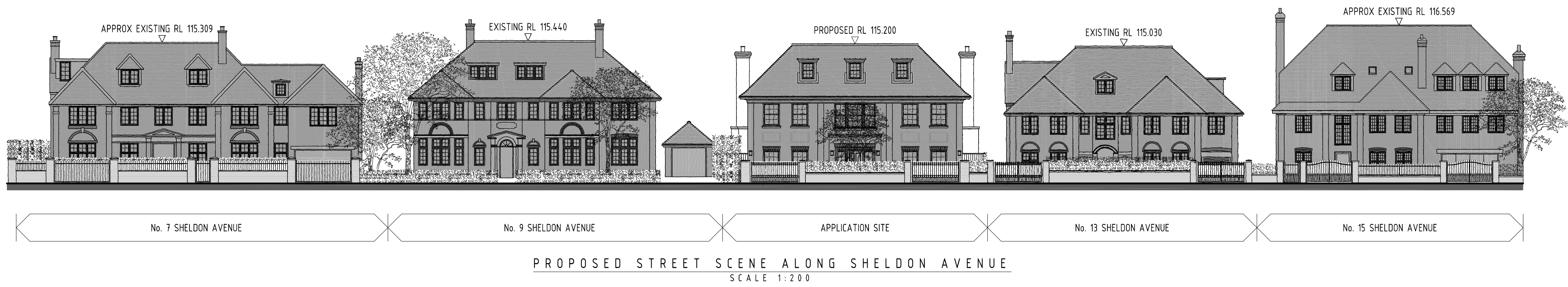
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NOTES

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EXISTING FRONT BOUNDARY TREATMENT



SHELDON AVENUE

SITE LAYOUT PLAN
SCALE 1:200

0 4 8 12 16 20

B	18/12/2024	Council Comments - gate info
A	13/12/2024	front boundary treatment detail

rev:	date:	description:
scale:	1:200 A1	date: 31 / 07 / 2024
drawing no:	1459 / P / 7 ^B	drawn: TF
drawing:	WIDER CONTEXTURAL ANALYSIS PROPOSED SITE LAYOUT & STREET SCENE	
project:	LAND AT 11 SHELDON AVENUE, HIGHGATE, NORTH LONDON, N6 4JS	
client:	MR & MRS LAUFFER	



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APPENDIX 4

Officer's Report

Application Number	HGY/2023/0078
Type	Full planning permission
Location	25 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal	Demolition of existing dwelling, with partial retention of front facade. Erection of a new replacement dwelling extending further to the rear, with a new basement and associated lightwells. Installation of new front boundary wall, gates and railings.
Case Officer	Eunice Huang
Valid Date	10/01/2023
Applicant	Mr Greg Hill
Agent	Mr Cassion Castle

RECOMMENDATION

-

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

2.1 This application seeks demolition of existing dwelling, with partial retention of the front façade, and erection of a new replacement dwelling. The new two storey dwelling extends further to the rear, with a new basement and associated lightwells. The proposal also includes installation of new front boundary wall, gates and railings. The proposal retains the existing façade and rebuilds the remaining parts of the original house as visible from the street. This includes the demolition and reconstruction of the flank wall, chimney and roof. Two dormers are proposed on the front roof plane.

Site and Surroundings

2.2 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 land 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).

2.3 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).

Relevant Planning and Enforcement History

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

- HGY/2021/2919: Extant consent for the construction of a part single, part two storey rear extension with rear terrace; works to the existing building including to the front elevation fenestration including front dormer window, remodelled roof to create accommodation and rear dormers, new internal layout, and new basement level and associated landscaping works. Approved with conditions 14/4/2022.
- HGY/2020/2777: Demolition of existing dwellinghouse and erection replacement with a two-storey dwellinghouse with basement accommodation. Refused 18/11/2020.
- OLD/1977/1194: Erection of a single storey rear extension. Approved with conditions 30/3/1977.
- OLD/1977/1193: Erection of a new porch / canopy & extension of garage alteration of windows on front & rear elevation. Approved with conditions 23/2/1977.
- OLD/1965/0848: Alterations and extension to provide chauffeur's flat. Approved with conditions 16/3/1965.

3. CONSULTATION

3.1 The following responses were received following consultation on the application:

1) LBH Conservation: No objection. The proposed scheme has been comprehensively assessed in its heritage setting and has been sensitively designed to retain the existing key characteristics of the plot, as well as the established spatial relationship between the house and its landscape. The proposed enhancements to the existing street frontage and the balanced re-configuration at the rear of the building are respectful of the siting, original design and materiality of the host building and will positively complement the character and appearance of the conservation area. The application is supported, subject to the attachment of conditions requiring additional design details and material specification.

2) Thames Water: No objection. Thames Water advises that the proposed development is located within 15 metres of their underground waste water assets. In order to prevent sewage flooding, the applicant is requested to installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to the ground in storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. In regards to surface water drainage, if the developer follows the sequential approach to the disposal of surface water there is no objection. Informatives are attached.

4. LOCAL REPRESENTATIONS

4.1 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: 2
Objecting: 2

4.2 The following local groups/societies made representations:

- Highgate CAAC - Object

4.3 The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Overlooking into 23 Sheldon Avenue – Two side-facing and two front bay windows on the ground and first floor level face the forecourt and balcony of No. 23. There are existing windows in the same location which present an extant overlooking problem. It would be preferable for these windows to be obscured. There is also a terrace on the roof of the ground floor rear extension.
- Streetscape elevation – The removal of the canopy porch with supporting columns from the front elevation is supported.
- Inadequate information – It is unclear where the Section A line is taken from;
- Trees – It appears that the basement encroaches on the root protection area of the existing maple tree. Suitable approved indigenous replacement trees should be required and their condition checked after an appropriate period of time.
- Basement- Impact of cumulative basements, particularly but not only, on Highgate Gold Course should be very carefully considered. Further information is required in the Basement Impact Assessment, and a Basement Management Plan should be submitted prior to determination.
- Basement light well - A section, daylight/sunlight report, railing design detail and landscaping layout should be submitted to support proposal.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the conservation area;
2. Standard and quality of residential accommodation
3. Impact on the amenity of adjoining occupants;
4. Basement construction;
5. Trees and landscaping;
6. Transport and parking

Background

5.2 There is an extant consent under HGY/2021/2919 for the alterations and additions to the existing dwellinghouse. This is a material consideration in the assessment of this application. The proposed scheme is similar to the consented extant scheme, with changes including but not limited to: the demolition plan, internal layout, scale of the basement excavation, front dormers and landscaping works.

Design and impact on the character and appearance of the conservation area

5.3 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

5.4 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.

5.5 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.

5.6 The 'Highgate Neighbourhood Plan' states that development proposals, including alterations or extensions to existing buildings, 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.

5.7 As noted above, the extant consent under HGY/2021/2919 included a new basement level. Under this proposal, there is a reduction to the proposed basement floor area, changes to the layout and reconfiguration of lightwells to the front and rear of the basement. The proposed basement excavation is acceptable because it is of a reduced scale compared to the extant consent. This allows for a large rear garden that respects the existing ground levels. The proposed lightwell at the front elevation is enclosed with a balustrade, which is shown to be located behind mature planting on the elevation drawing no. 2208/P/300, minimising visibility. A condition is included requiring landscape design drawings of the front yard to confirm the landscape details.

5.8 The rear extension retains the same dimensions and footprint as the extant consent. However, under the proposal, the approved central lightwell of HGY/2021/2919 is infilled with a covered alfresco area, which provides a more functional ground floor layout. The proposed rear extension would appear sufficiently subordinate in relation to the main dwelling in terms of scale and footprint. The form and scale of the original building would still be appreciable through the use of different but compatible roof forms.

5.9 The proposed alterations and additions to the front would be in keeping with the character of the building, including the removal of an unoriginal and negatively detracting portico feature. The two proposed front dormers are subservient in scale to the front elevation of the building, recessed behind the existing front façade. The two dormers provide symmetry and balance to the front elevation, aligned with the first floor windows below.

5.10 The success of the additions / alterations will depend on the quality of the build and the accuracy of the detailing and conditions relating to specifications and construction details and samples of materials are to be attached to secure this.

5.11 Overall, the proposed development is considered acceptable in relation to the character and appearance of the host property and would preserve the character and appearance of this part of the Highgate Conservation Area, in accordance with the aforementioned policies.

Neighbour Amenities

5.12 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.

5.13 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.

5.14 The scale of the approved extant scheme at the site was considered acceptable in terms of impact on the residential amenity of neighbouring occupiers in relation to outlook, and daylight. The proposal retains the same dimensions of the two storey rear-wing element of consented scheme. The proposed footprint of the dwelling does not extend beyond the rear building line of the two adjoining dwellinghouses at Nos. 23 and 27 Sheldon Avenue. Given the similar scale of the scheme proposed, it is considered that the proposed bulk and scale does not give rise to further concerns in terms of residential amenity.

5.15 Neighbour representations have raised concerns about the overlooking from the side and front bay windows facing south-west towards the forecourt and front balcony of 23 Sheldon Avenue. It must be noted that windows are existing and approved under the extant consent, in similar positions with comparable overlooking impact. The forecourt of No. 23 comprises a driveway and car parking. It is public facing, orientated towards the street in the front setback of the dwellinghouse. Privacy in the forecourt cannot be reasonably protected in this context. The proposed windows do not directly vertically or horizontally align with the adjoining front balcony, mitigating any overlooking or cross-viewing. Thus, the proposed windows will not have an adverse privacy impact on the neighbouring property.

5.16 The proposed first floor rear terrace is centrally located on the dwelling roof, away from adjoining property boundaries. The proposed terrace has smaller dimensions than the consented terrace under HGY/2021/2919. Furthermore, it must be noted that there is an existing first-floor terrace to the rear, located adjacent to the north-western side boundary. Proposed views towards neighbouring rear garden areas or habitable room windows would not be significantly greater than what can be seen from existing vantage points. The proposed terrace would not lead to an increased privacy impact compared to the existing dwelling or the extant consent.

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

Basement development

5.18 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.

5.19 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.

5.20 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.

5.21 The proposed development involves the formation of a new basement below and beyond the existing building footprint with the demolition of part of the back existing residential property and a new extension. The basement does not extend beyond the proposed ground and first floor rear extensions. A larger basement was approved under the extant consent. The proposal basement represents a substantial reduction in the basement footprint.

5.22 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.

5.23 A Basement Impact Assessment (BIA) was submitted with the application. The BIA provides desktop information on geology and hydrogeology conditions. The BIA also includes 'Screening' and 'Scoping' sections. The information provided outlines that the site is underlain by topsoil varying between 150mm and 1m deep underlain by Claygate Member to a further 15m depth. The Claygate Member overlies the London Clay to a further depth of 20m.

5.24 At this stage no on-site investigation and borehole tests have been carried out, however satisfactory examination of baseline data and understanding of the potential risks and impacts have been identified within the BIA. Records from ground investigation for 23A Sheldon Avenue are explicitly referred to in the BIA. Monitoring of standpipes in 23A Sheldon on three occasions over a roughly six weeks recorded ground water at depths of between 105.41m OD and 102.78m OD.

5.25 The site is not within an area at risk from flooding as defined by the Environmental Agency and in terms of flooding from surface water is in an area of very low / low risk of flooding. The site is not within a Critical Drainage Area as defined in Policy DM26. The site is also not within the catchment of the pond chain on Hampstead Heath.

5.26 The BIA outlines that the Claygate Member is not capable of storing and transmitting water in usable amounts and receives very low levels of annual recharge due to very low permeability. The BIA concludes that as there is significant distance to the nearest basement, and that underlying ground conditions are predominantly clay and impermeable, the cumulative effect on the groundwater flows will be low and not considered to be a risk. The BIA accepts the proposed basement may extend beneath the water table surface, but that further site-specific measurements will be required/ carried out to determine the level of the water table on the site. The BIA outlines that volume discharged to ground will be significantly reduced by the provision of underground attenuation tanks and the existing peak surface water discharge rate from the site will be reduced by 74% to greenfield run-off rate.

5.27 The method for constructing the basement is outlined in the BIA. It is proposed to construct the basement external wall in RC, cast in underpinning sequence to support the existing masonry walls so as to avoid undermining neighbour buildings.

5.28 Temporary props would be installed as required. The expected engineering design and methodology for constructing the basement will be confirmed following further site investigations. To minimise movement to the adjoining properties, temporary propping design and construction will be developed along with the monitoring of movement of the adjacent buildings.

5.29 The excavation and basement works here are not viewed to represent a risk in terms of structural stability, ground slip or movement in connection with neighbouring buildings and structures.

5.30 Overall, the level of information provided at the planning application stage is considered acceptable. As a matter of course it is pointed out that more detailed onsite investigations will take place to feed into the detailed foundation design and the construction phase of the development. 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.

5.31 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.

Trees and landscaping

5.32 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.

5.33 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.

5.34 The proposed scale of the basement allows for the retention of a greater portion of the rear garden at levels that respond to the existing topography. This is an improvement for the landscaped character of the area, when compared to the extant consent, which included excavation and terracing of the rear garden to allow stepped accessed to the basement level.

5.35 The proposal retains the Category B Japanese Maple Tree in the rear garden. This tree and others will need to be protected during construction works, with a condition imposed to ensure the appropriate tree protection measures/protective fencing are implemented and retained during construction works.

5.36 Soft landscaping is provided in the front setback area to soften the appearance of the large driveway at the front of the dwelling. A condition is included to require the submission of further landscaping details to ensure that that the proposal is consistent with the landscaped character of the locality.

Transport and parking

5.37 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.

5.38 The proposal includes a new second vehicular crossover and gate opening. The property is located in a Controlled Parking Zone (CPZ). The proposal would not strictly accord with the requirements of Policy DM33, as it would result in a loss of an on-street parking bay within the CPZ. However, the second vehicular crossover is consistent with the street scene, which is characterised by dwellings with off-street parking provision in the form of crossovers and double driveways. Nor is it anticipated that the proposal would reduce pedestrian and highway safety. Furthermore, it is acknowledged that the creation of a crossover here does not require planning consent as the road here is not a 'classified road'. However, under the Highways Act 1980 consent for a vehicle crossover would be required, with certain conditions needing to be met as well as the cost of such works being borne by the applicant. As such, the principle of a new vehicle crossover is acceptable in this instance.

5.39. Should this planning application be approved, the relevant Traffic Management Order (TMO) would need to be amended, with the full cost of amending both the TMO and road markings and dropping the kerb met by the applicant. Conditions are included to this effect.

6. CONCLUSION

6.1 The proposal as amended is considered acceptable in terms of design, heritage, amenity considerations and trees. The proposed development overcomes the previous reason for refusal in relation to the impact on the character and appearance of the conservation area.

6.2 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 £24,077.15 (373sqm x £64.55) and the Haringey CIL charge will be £146,820.26 (373sqm x £393.62). 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 condition(s):

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.

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

- 3 The following details shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced:

- Material specification and material samples of new roof tiles to entire roof.
- Material specification and material samples of new bricks to entire building and new front wall.
- Detailed design drawings to scale 1:20 and material specification of proposed dormers to both front and rear elevations.
- Detailed design to scale 1:20 and material specification of new standing seam roof to rear elevation.
- Detail drawings of typical replacement and new window types to scale 1:10 and related material specification.
- Detail design drawings to scale 1:10 and material specification of new pedestrian gate and new sliding gate to garage entrance.
- Landscape design drawings to scale 1:50 of both front yard and rear garden to include boundaries with rear gardens at Nos 23 and 27 Sheldon Avenue.

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 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) wheel washing facilities:
- 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.

- 5 Prior to the commencement of the development hereby approved details for the protection of retained trees and position of protective fencing in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to ensure the safety and wellbeing of the trees close to the development during constructional works that are to remain after 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.

- 6 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.

- 7 Prior to the first occupation of the development, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

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.

- 8 No part of any structure hereby granted, other than the terrace area serving the master bedroom as shown on plan drawing no. 2008/P/100, shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

- 9 The crossover work shall not commence until the Council is satisfied the existing driveway meets its material and drainage requirements as set in the Council's crossover guidance and complies with Section 163 of the Highways Act 1980.

Reason: To ensure that the proposal is designed following best parking and highway design practice, including the Council's crossover guidance. To satisfy Section 163 of the Highways Act 1980.

- 10 The applicant should contact Haringey Council's Highways Maintenance Team who will

build the vehicle crossover. They will deal with the provision of estimates and receive payments before the works are carried out.

Reason: To ensure the works are undertaken to high-level standards and in accordance with the Council's requirements.

- 11 The applicant will be required to pay the cost for the works associated with the removal of residents permit-holder parking provision outside the property, including lining and signing works. This also includes the removal and relocation or re-provision of the CPZ signpost to an alternative suitable location in the vicinity of the site. Construction shall not commence until the funds have been paid to the Council to undertake these works.

Reason: To enable the implementation of a Traffic Management Order enabling the removal of existing on-street parking outside the site, including lining and signing works, and the displacement of the CPZ signpost.

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 £24,077.15 (373sqm x £64.55) and the Haringey CIL charge will be £146,820.26 (373sqm x £393.62). 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.

- INFORMATIVE: Crossover**
Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.
- INFORMATIVE: Waste**
As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- INFORMATIVE: Thames Water assets**
The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read their guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.

Should you require further information please contact Thames Water:

Email: developer.services@thameswater.co.uk
Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) .

Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
- INFORMATIVE: Surface water**
Thames Water would advise that the developer to follow the sequential approach to the disposal of surface water. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
- INFORMATIVE: Groundwater**

Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- **INFORMATIVE: Water**

Applicants must advise Thames Water before using mains water for construction purposes, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- **INFORMATIVE: Proactive Statement**

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Mr Cassion Castle
10 Old Dairy Court
17 Crouch Hill
London
United Kingdom
N4 4AP

8 June 2023

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

Case Reference HGY/2023/0078
Location 25 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal Demolition of existing dwelling, with partial retention of front facade. Erection of a new replacement dwelling extending further to the rear, with a new basement and associated lightwells. Installation of new front boundary wall, gates and railings.
Received 10 January 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
2208/P/001 - Location & Proposed Site Plans		10 January 2023
2208/P/100 - Proposed Floor Plans and Section		10 January 2023
2208/P/301 - Existing & Proposed Elevations		10 January 2023
Energy & Sustainability Statement - Jan 2023		10 January 2023
Basement Impact Assessment Ref: D4S4710 Rev P04		10 January 2023
2208/P/302 Rev A - Proposed & Existing Front & Side Elevations		3 February 2023



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (11)

- 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.

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

- 3** The following details shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced:

- Material specification and material samples of new roof tiles to entire roof.
- Material specification and material samples of new bricks to entire building and new front wall.
- Detailed design drawings to scale 1:20 and material specification of proposed dormers to both front and rear elevations.
- Detailed design to scale 1:20 and material specification of new standing seam roof to rear elevation.
- Detail drawings of typical replacement and new window types to scale 1:10 and related material specification.
- Detail design drawings to scale 1:10 and material specification of new pedestrian gate and new sliding gate to garage entrance.
- Landscape design drawings to scale 1:50 of both front yard and rear garden to include boundaries with rear gardens at Nos 23 and 27 Sheldon Avenue.

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 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
- a) parking and management of vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) wheel washing facilities:
- 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.

- 5 Prior to the commencement of the development hereby approved details for the protection of retained trees and position of protective fencing in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to ensure the safety and wellbeing of the trees close to the development during constructional works that are to remain after 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.

- 6 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.

- 7 Prior to the first occupation of the development, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

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.

- 8 No part of any structure hereby granted, other than the terrace area serving the master bedroom as shown on plan drawing no. 2008/P/100, shall be used as a roof terrace or balcony.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

- 9 The crossover work shall not commence until the Council is satisfied the existing driveway meets its material and drainage requirements as set in the Council's crossover guidance and complies with Section 163 of the Highways Act 1980.

Reason: To ensure that the proposal is designed following best parking and highway design practice, including the Council's crossover guidance. To satisfy Section 163 of the Highways Act 1980.

- 10 The applicant should contact Haringey Council's Highways Maintenance Team who will build the vehicle crossover. They will deal with the provision of estimates and receive payments before the works are carried out.

Reason: To ensure the works are undertaken to high-level standards and in accordance with the Council's requirements.

- 11** The applicant will be required to pay the cost for the works associated with the removal of residents permit-holder parking provision outside the property, including lining and signing works. This also includes the removal and relocation or re-provision of the CPZ signpost to an alternative suitable location in the vicinity of the site. Construction shall not commence until the funds have been paid to the Council to undertake these works.

Reason: To enable the implementation of a Traffic Management Order enabling the removal of existing on-street parking outside the site, including lining and signing works, and the displacement of the CPZ signpost.

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 £24,077.15 (373sqm x £64.55) and the Haringey CIL charge will be £146,820.26 (373sqm x £393.62). 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.

INFORMATIVE: Crossover

Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: Waste

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

INFORMATIVE: Thames Water assets

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read their guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.

Should you require further information please contact Thames Water:

Email: developer.services@thameswater.co.uk
Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) .

Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

INFORMATIVE: Surface water

Thames Water would advise that the developer to follow the sequential approach to the disposal of surface water. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

INFORMATIVE: Groundwater

Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

INFORMATIVE: Water

Applicants must advise Thames Water before using mains water for construction purposes, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

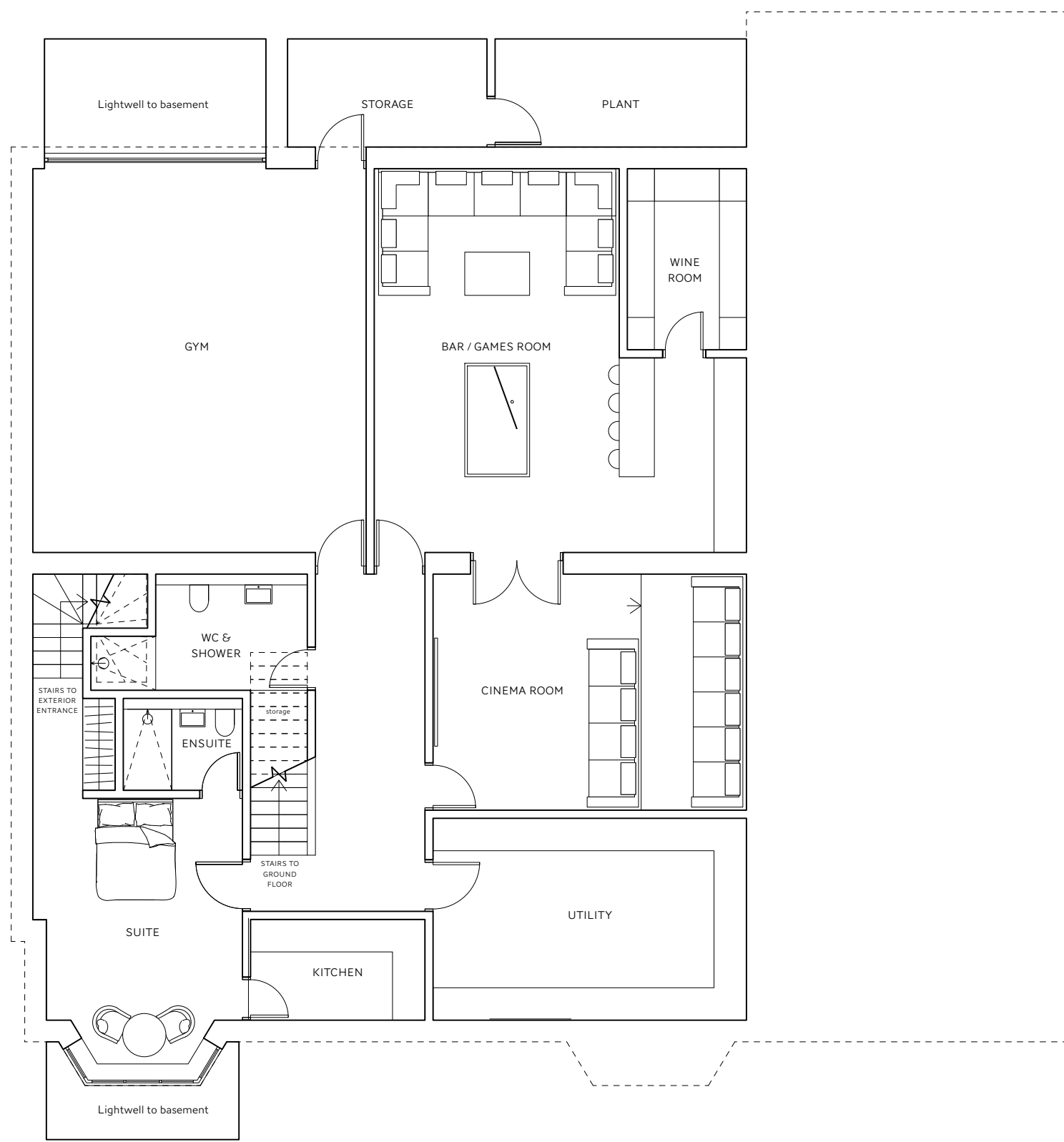
Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Proactive Statement

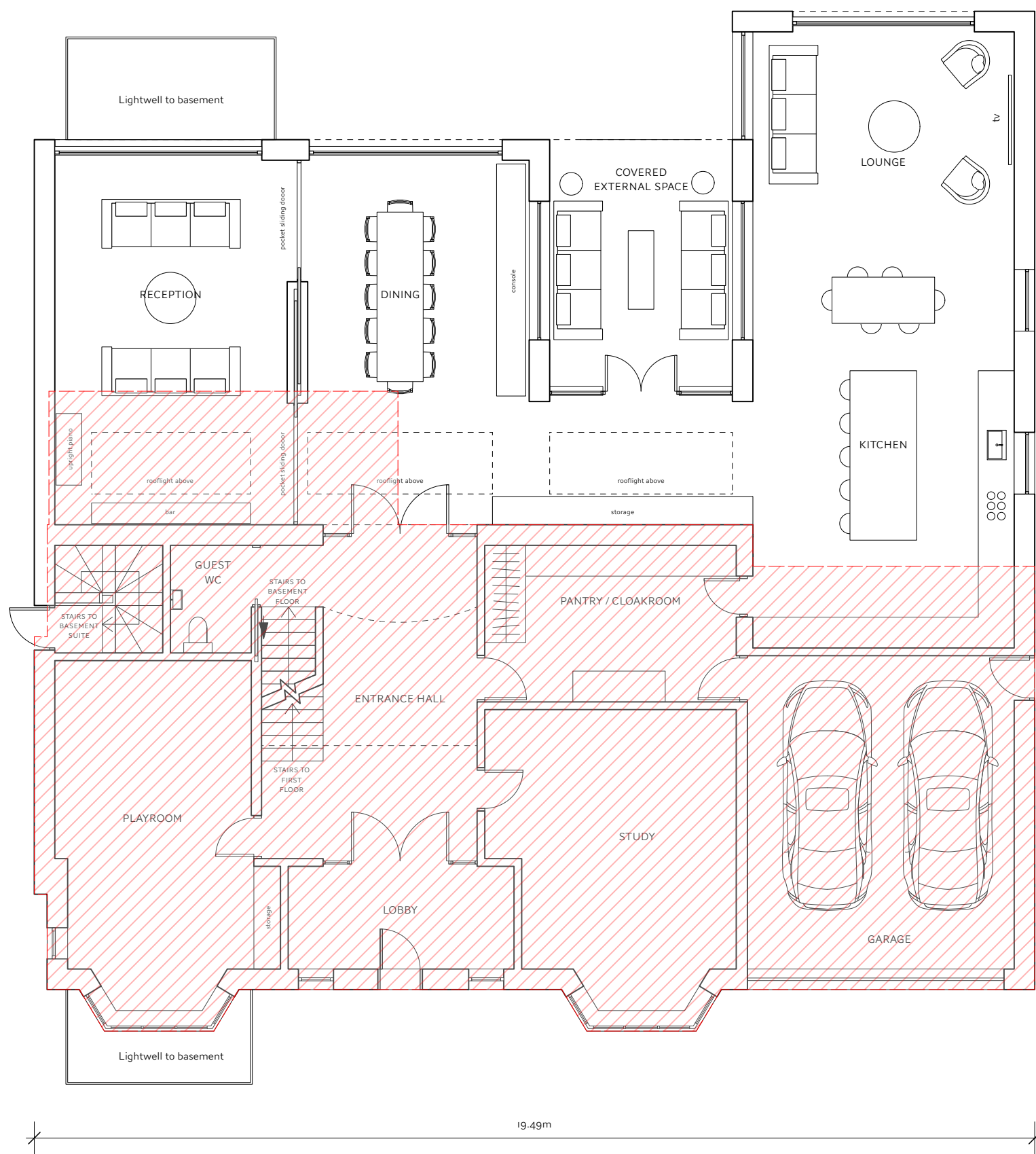
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- 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.

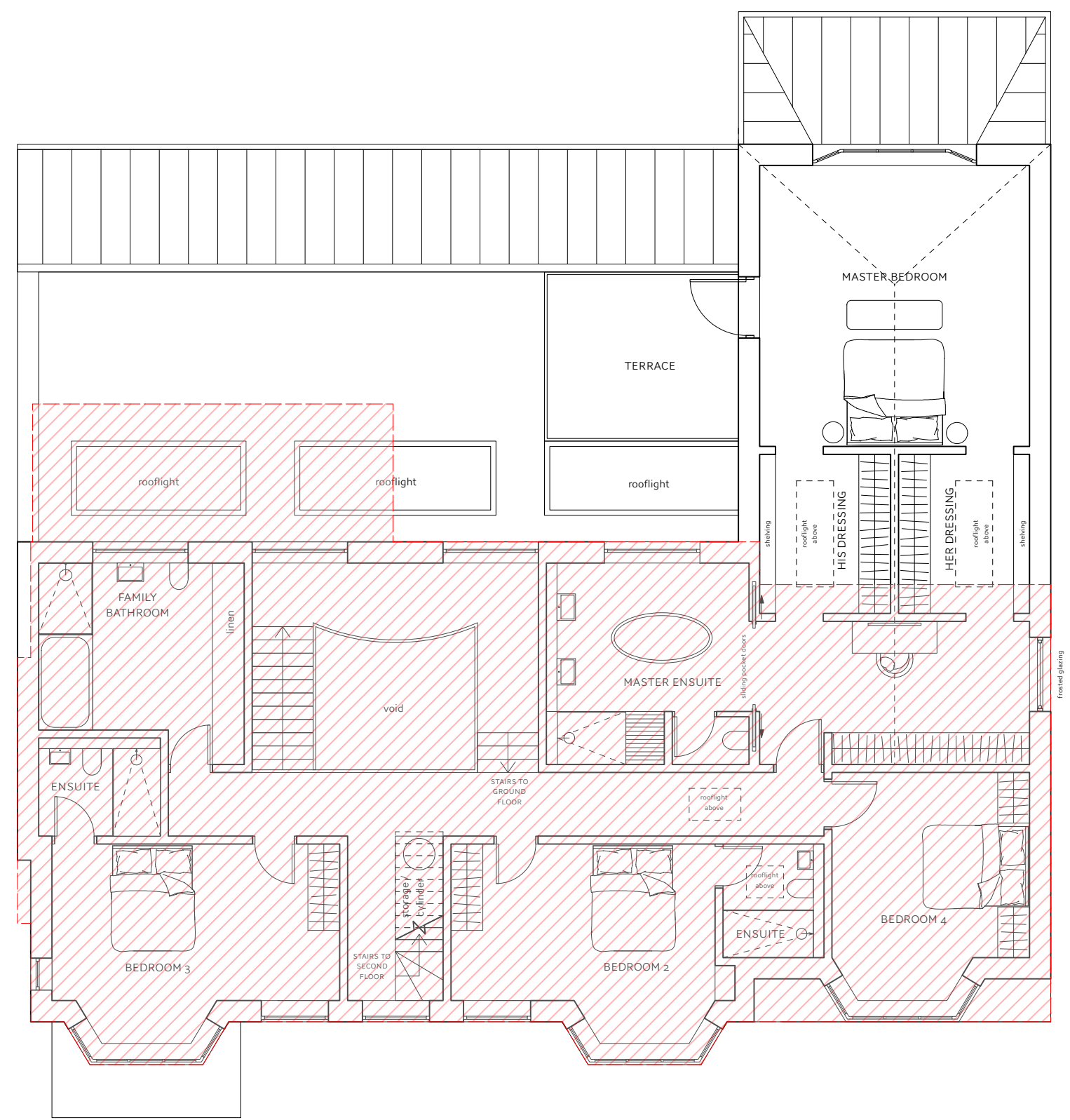
Title:



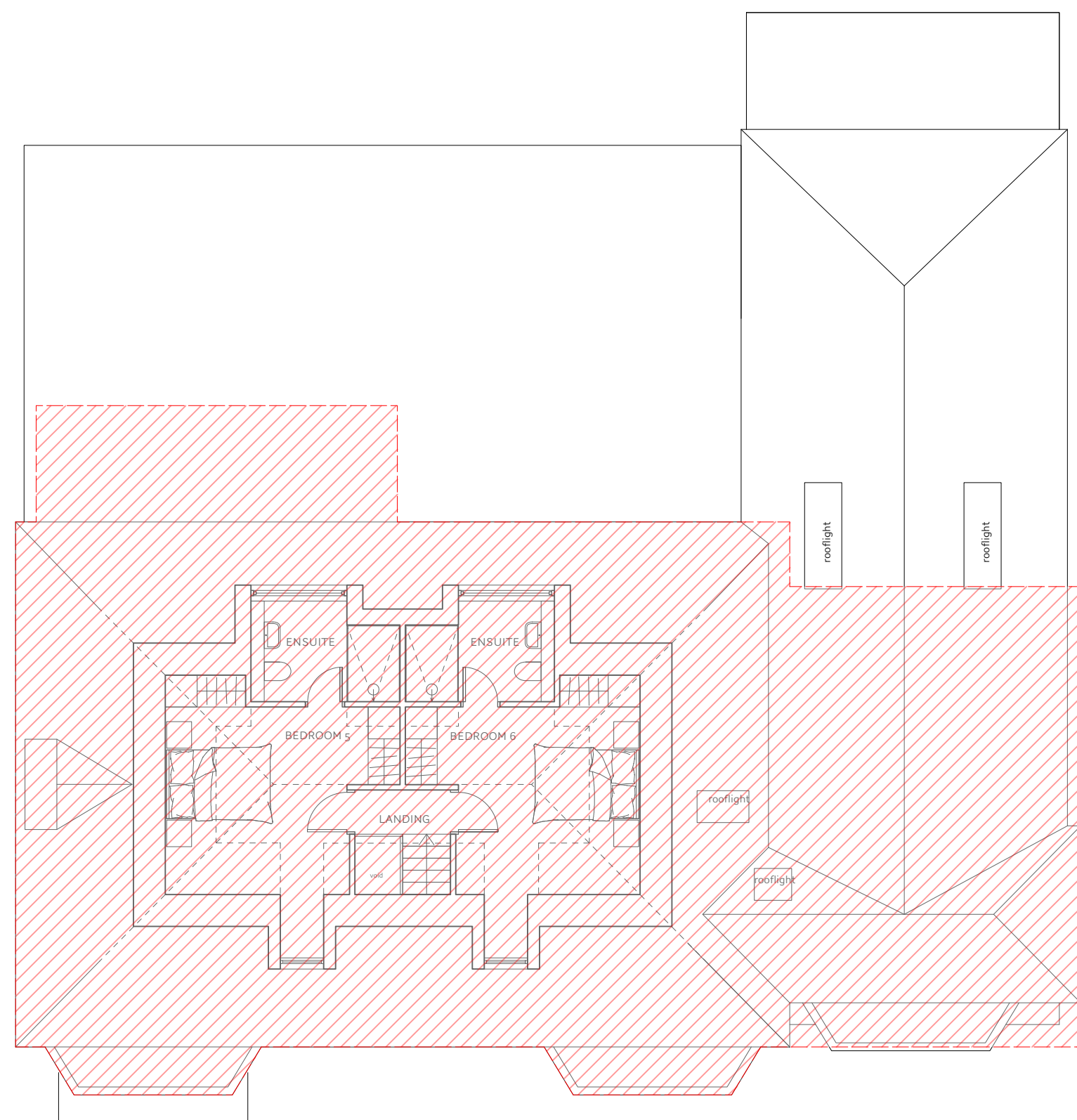
1 PROPOSED BASEMENT PLAN
Scale: 1:100



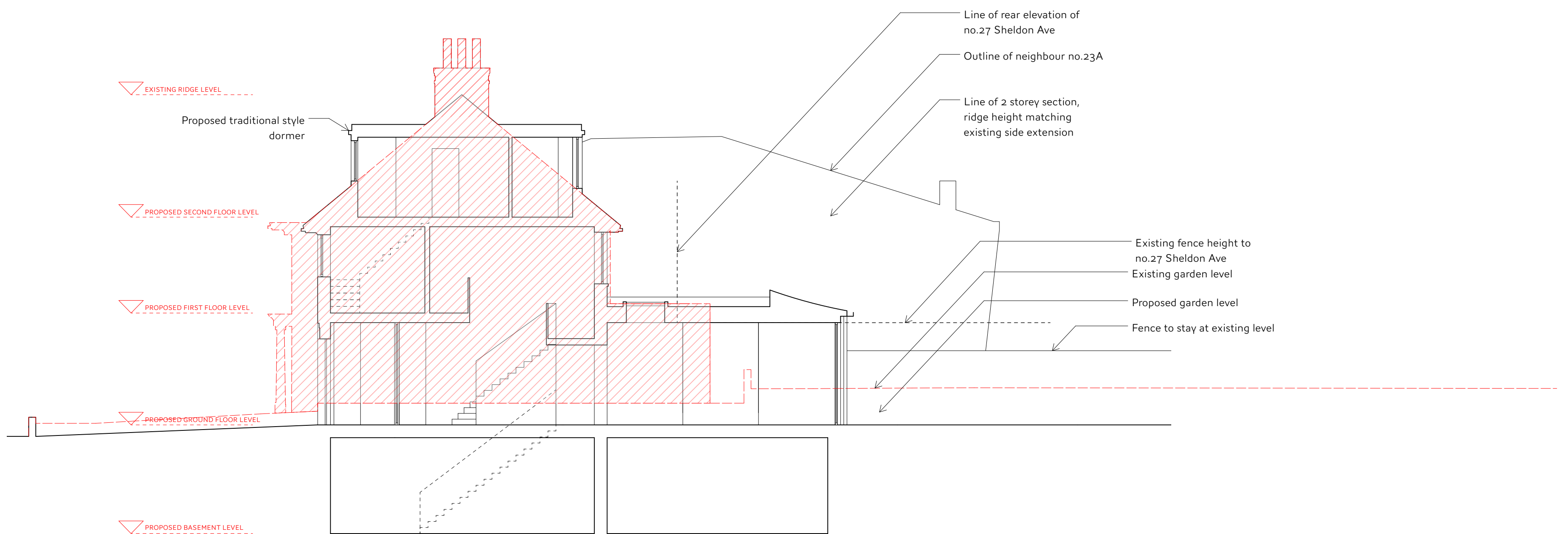
2 PROPOSED GROUND FLOOR PLAN
Scale: 1:100



3 PROPOSED FIRST FLOOR PLAN
Scale: 1:100



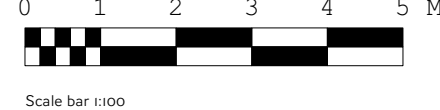
4 PROPOSED SECOND FLOOR PLAN
Scale: 1:100



5 SECTION A THROUGH GARDEN ROOM AND BED 4
Scale: 1:100

EXISTING HOUSE

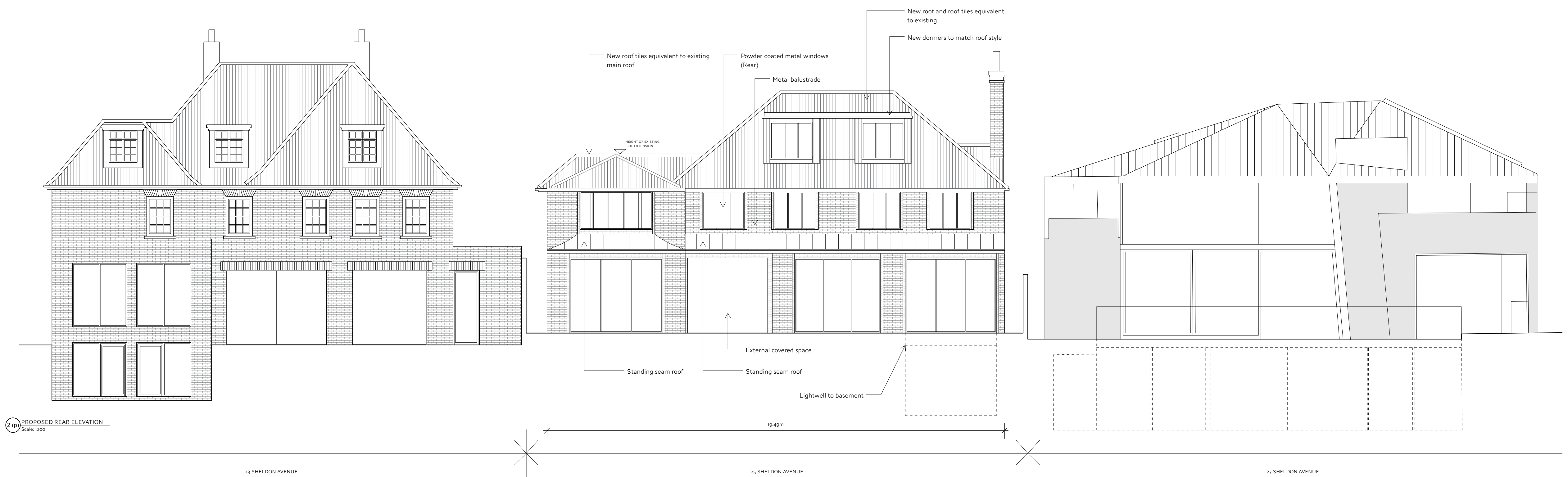
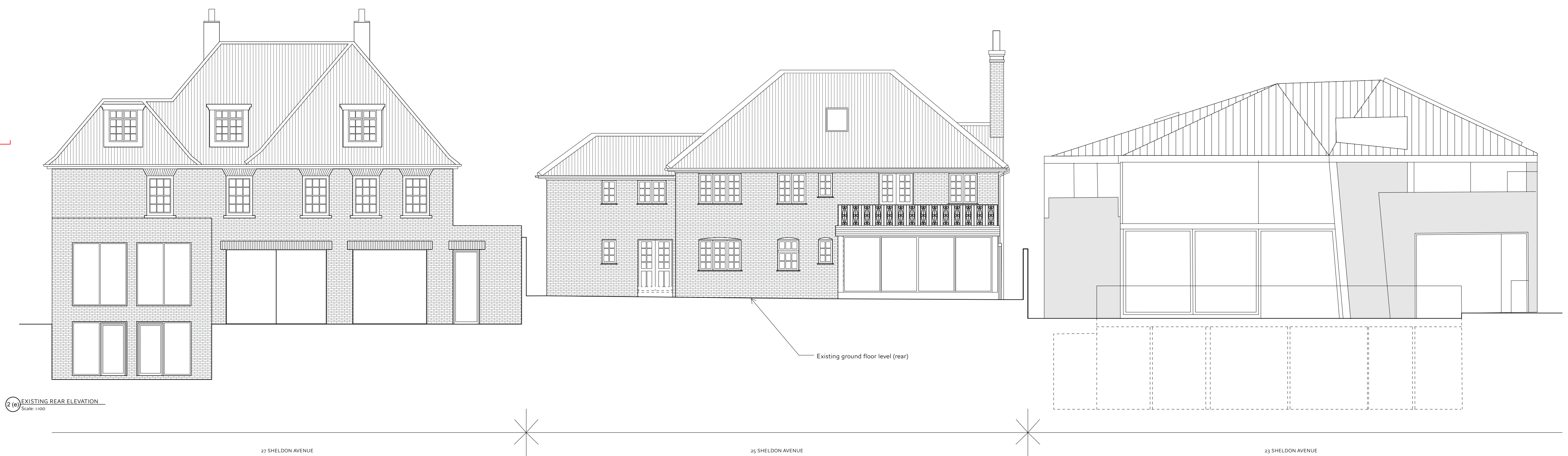
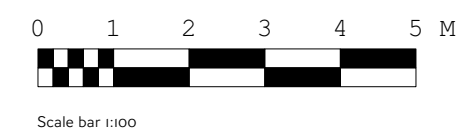
NO.	DESCRIPTION	DATE



DO NOT SCALE FROM THIS DRAWING

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

CASSION CASTLE ARCHITECTS		
25 SHELDON AVENUE, N6 4JS		
Project:	25 SHELDON AVENUE, N6 4JS	
Dwg No:	2208/PH00	Rev: -
Date:	09/01/2023	Scale: 1:100 @ A1
Title: PROPOSED PLANS AND SECTION		

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DO NOT SCALE FROM THIS DRAWING

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

CASSION CASTLE ARCHITECTS

10 Old Dairy Court, 17 Crouch Hill, London, N4 6AP
E info@sessioncastle.com T: +44 (0)20 7272 2059

Project: 25 SHELDON AVENUE, N6 4JS

Drg.No:	Rev:	Date:09/01/2023
2208/P/301	-	Scale: 1:100 @ A1

Title:
EXISTING & PROPOSED REAR ELEVATION

APPENDIX 5

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2021/1549

Ward: Highgate

Date received: 10/05/2021

Drawing number of plans: Unnumbered informative document including Design and Access Statement within, dated May 2021; Tree Categorisation Report, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan, Tree Protection Plan, ref: BS/386 dated March 20201; Unnumbered Heritage Statement; Unnumbered Location Plan; Unnumbered Site Plan; Existing Site Plan; Existing Distances Influencing Proposal (x2 drawings); Existing Elevations; Proposed Tree Works Plan; Proposed Roof Plan; Proposed Roof Plan and Vehicle Access; Proposed First Floor Plan; Proposed Sections; Proposed Elevations; External Materials (annotated drawing); Unnumbered proposed views drawings; Materials Section drawing; Environmental and Services Statement; Construction Statement

Address: Garages Rear Of 2-12 Wembury Road Wembury Mews N6 5XJ

Proposal: Demolition of existing garages and change of use of site to residential (C3) with erection of 4 x dwelling houses (1 x 3-4 bed, 5-6 person & 3 x 4 bed, 5 person) with associated tree works to facilitate the development with provision of front and rear amenity spaces, off-street parking space, bin and cycle stores and hard and soft landscaping.

Applicant: Mr Russell Jones

Officer contact: Conor Guilfoyle

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the demolition of the existing garages on site and the change of use of the site to residential (C3) with the erection of 4 x dwelling houses. In more detail the development comprises of the following elements:

- Demolition and clearance of 17 existing garages and hard-standing and all materials and fixtures related to the current buildings on this 742 sq.m site. This includes removing the gate on the mews.
- Erection of four new houses of approximately 130 sq.m each, of similar form, material and detail to the surrounding newbuild buildings in the mews.

- Front hard and soft landscaping comprising the construction of a new cobbled off-street parking area at front of each house, to blend in with the existing cobbled carriageway. New bin and bicycle stores, dividing walls and vegetation.
- Rear hard and soft landscaping comprising the erection of new retaining walls, fencing, steps, paving and planting of new vegetation to each of the four new houses.
- Tree works: Crown reduction works to some existing trees on the site and removal of a self-seeded sycamore tree on the front carriageway and a sycamore tree at the north/north-east boundary which has extensive decay making it liable to failure.

Site and Surroundings

- 3.2 The application site is the grounds of two linear garage blocks and their forecourt. It is a backland site, located off the north-eastern side of Wembury Mews.
- 3.3 Wembury Mews is a lane which parallel to units on Archway Road. It runs between Wembury Road to the north-east, where rear houses of gardens bound the site, and Langdon Park Road to the south-east, from where street access is gained. Beyond the street access, Langdon Park Road turns a corner beyond the site and as a result rear gardens on the street bound the 'rear' of this site, to the east/north-east.
- 3.4 To the immediate south/south-east, the site is bounded by existing newbuild houses which front the mews. They have a similar alignment to the proposal. The proposal seeks to sit alongside them and 'complete' a new frontage of houses to replace the remaining former garages on this side of the mews. There are also residential properties on the west side of the mews.
- 3.5 The site is located in Highgate conservation area. There are several trees on the site (not subject to any tree protection orders) and adjacent, discussed later in the report.

Relevant Planning and Enforcement history

- 3.6 The most relevant planning history in relation to the site/adjoining is as follows:
- HGY/2013/2196: 8 Wembury Mews, Demolition of existing converted garage on the site and construction of new 2-bedroom part 1 / part 2 story dwelling. - Granted
 - HGY/2010/0540: Demolition of 16 existing garages and erection of 3 x 2 story, three bed single dwelling houses with private gardens and off-street parking. - Granted
 - HGY/2008/0859: Demolition of existing garage on backland site and erection of a part single, part two storey building to accommodate a two storey three bedroom house with basement level. - Granted

- HGY/2005/2253 - Retrospective Planning application for the refurbishment of existing garage in the rear garden including conversion from flat to a pitched roof - Granted
- HGY/2005/0972 - Erection of a single storey one bedroom dwelling house with integral garage. – Granted

4. CONSULTATION RESPONSE

4.1 The responses below were received following consultation on the application:

Internal:

- 1) LBH Transportation Team: No objection subject to details secured by condition.
- 2) LBH Waste Team: Note that the distance from the properties is too far for the collections crew to pull so a waste management plan is required to ensure that the householders are aware that they must take their waste containers to the collection points either on Langdon Park Road or Wembury Road on collection day. These must be removed on collection day or the householder may be issued with a fixed penalty notice for wilful obstruction. If a collection point is available within 25 metres of the collection points i.e. where the access road meets the main road then the crews will pull the bins. They do not do so at present for the existing properties.
- 3) LBH Carbon Officer: No objection subject to details secured by condition.
- 4) LBH Tree Officer: No objection to tree T003 being felled. It has a large cavity near to ground level with extensive decay making it liable to failure. An appropriate replacement tree must be planted in the vicinity within 12 month of its removal. The new tree specie, nursery size and exact planting location must be submitted for approval.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a press notice, a site notice displayed in the vicinity of the site, 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: 33

Objecting: 18

Supporting: 9

Neither: 6

5.2 The following local groups/societies made representations:

- Highgate Neighbourhood Forum (neither object/support)
- Highgate Society (objection)
- Highgate CAAC (objection)

5.3 The following issues of objection/concern were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

Principle

- Principle of development as proposed (size, layout, amount) is unacceptable
- Loss of 'open space' afforded by the existing garage structures

Design/appearance/character/conservation area

- Inappropriate, too dense, and over-development of conservation area
- Unsuitable development for conservation area
- Inappropriate size/scale
- Design too homogenous – it fails to be either consistent with the rest of the mews or individual enough to appear as organically grown development
- Design of flank wall poor
- Buildings should be sited 'hard up' against the mews to increase set-back from neighbours and rear garden size, omitting front yards/parking areas
- Loss of greenery and insufficient balance of hard and soft landscaping
- Solar panels must lie flat on the roof. (They are not shown otherwise – any change to plans will require an application to consider them)

Trees/biodiversity etc.

- Objection to crowning and loss of trees
- Comments generally seeking preservation/ greater preservation of trees
- Missing detail on replacement tree planting
- Ecological /habitat/ biodiversity impact of trees should be considered
- Climate change concerns require no development/loss of trees
- Requests for Tree Officer to visit site to assess proposed works and what is required (Officer Comment: This has taken place)

Standard of accommodation

- Space standards inadequate
- Outside amenity space inadequate
- Inadequate daylight - particularly to bedroom and if the library is used as an office
- Dissatisfaction with over and under provision of windows/natural light to bedrooms and overall quality of accommodation

Neighbouring amenity

- Loss of daylight/sunlight and loss of outlook/overbearing impact to neighbours
- Loss of privacy/overlooking neighbours
- Too close/proximity and scale accentuate amenity harm
- Noise harm from new occupiers/use of properties

Transport/highways/waste arrangements

- Increased congestion to overcrowded area
- Parking increase to surrounding streets
- Emergency vehicles cannot enter/access site
- Increased traffic will use Wembury Mews as a cut-through harming traffic on Wembury Road and the wider area

- Concerns about inadequate refuse/waste collection and impacts of 'arranged' collection times on other streets in the area
- Access from the Wembury Road side should be prevented due to existing parking/access pressures
- Proposal should not include car parking/ not be eligible for parking permits in the area, to promote sustainable transport aims of planning policy and mitigate/avoid traffic/parking impacts on surrounding streets

Other

- Crime prevention (Officer Comment: The proposal includes passive surveillance to the front and rear compared to existing derelict flat roofed structures which enable easier access into adjacent rear gardens)

5.4 The following issues raised are not material planning considerations:

- Request for improvement works outside application site/remit to be carried out.
- Requests for street lighting and improved on-street cleaning and refuse collection if the mews is adopted by the Council as highway authority.
- Temporary disturbance from construction works, including but not limited to noise, traffic, vehicle movements, dust, asthma/chronic illness vulnerabilities and impact on ability to open window on Wembury mews facing the future building site due to health impacts from dust coming inside, working hours etc. (Officer comment: All development has some associated disruption during construction which is temporary in nature and mitigated and controlled by other areas of legislation, i.e. the Control of Pollution Act governing issues such as working hours and noise levels. Some conditions are imposed here to mitigate impacts, namely the need to provide a construction management plan.
- Complaints about existing problems/issues faced by residents in the area unrelated to proposal – parking problems arising from use from other land-uses/premises, motorcycle noise at night etc.
- Changes to/right to a view.
- Attributing proposal to health problems arising in future
- Queries regarding non-planning matters covered by separate regulation regimes (including Building Regulations, Party Wall Act/boundary issues, health and safety and queries about financial penalties involved with non-compliance to such matters)
- Requests to control matters outside control of planning system, e.g., construction site safety arrangements and associated fines for non-compliance
- Civil matters
- Requests for meetings with property owners/landowners/developers outside of planning system remit.
- 'Right to light' civil issues
- Request for whether specific surveys etc. have been carried out (Officer Comment: As Planning Authority, the Council is only aware of documents which are required to be submitted with the planning application to be 'valid', which are on the case file. The application is 'valid' and meets the documentary requirements to determine it. Any requirements outside the

scope of the planning system such as building regulations would be considered separately, post planning and pre-construction).

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design, appearance and impact on the Highgate conservation area;
3. Standard and quality of residential accommodation;
4. Inclusive access;
5. Impact on neighbouring amenity;
6. Transport considerations (highways, access, parking, waste)
7. Trees and landscaping
8. Energy and sustainability
9. Flood Risk
10. Other considerations.

Principle of development

Supply of housing / small sites

6.2 Government policy as set out in the NPPF 2021 requires Local Planning Authorities to significantly boost the supply of housing. Paragraph 68 supports approval on small sites and outlines that such sites can make an important contribution to meeting the housing requirement of an area, as they often can be built out relatively quickly.

6.3 The London Plan 2021 policy on small sites (H2) is afforded weight in the determination of this application. Policy H2 sets out a presumption in favour of small sites and seeks to promote infill development on vacant or underused sites within PTALs 3-6 and within 800m of a Tube or rail station. **The site here is within 800m of a tube station and with a PTAL 3 area /with part PTAL 2.**

6.4 Policy SC1 of the Highgate Neighbourhood Plan (HNP) (2017) states that the Plan will help to facilitate delivery of a minimum of 300 net additional housing units in Highgate up to 2026. It states that planning applications for new residential development (including conversions) will be required to demonstrate how they are contributing towards a range of housing types and tenures to meet the identified needs of the Plan area and help achieve a balanced, inclusive and sustainable community. The ability of a new development to deliver an appropriate mix of homes that meet any of the following needs will be treated as a benefit of significant weight including providing affordable housing that meets the Boroughs' targets and is delivered on-site with the inclusion of smaller units to provide for a mix of house sizes.

Infill / backland development

6.5 Adopted policy DM7 'Development on Infill, Backland and Garden Land Sites' in meeting the design expectations of Policies DM1 and DM2, requires development proposals for infill sites to have at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces. Such criteria (listed a. to g. below) and others are met here.

- a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
- b. Provide a site specific and creative response to the built and natural features of the area;
- c. Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
- d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
- e. Retain and provide adequate amenity space for existing and new occupants;
- f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and

f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and

g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

- 6.6 Similarly, Policy DH10 of the Highgate Neighbourhood Plan continues this approach stating that backland development will be subject to conditions in line with higher level policies including that new development will be required to take account of existing front and rear building lines.

Loss of garages

- 6.7 The supporting documentation outlines that they have been gradually vacated since 2016 and have fallen into a state of disrepair and are used for unauthorised fly-tipping. Furthermore, garages of this era tend to be substandard in size for modern vehicles. The loss of such structures is not significant in planning terms.

Consideration

- 6.8 The pattern and layout of the immediate area has changed over the years with contemporary residential backland development distinctly evident here. This proposal seeks to 'continue' and 'complete' the gradual conversion of the east side of the mews to residential dwellings which is considered acceptable and responsive to the context of the site.
- 6.9 While recognising that backland development is not a form of development typically acceptable by default in a conservation area, however the specific circumstances and configuration of the site are such that it lends itself to residential development principally as the site in question benefits from an established and acceptable means of access. It is equally pointed out the existing site does not provide any positive benefit to the character of the area given the current use of the land as garages with associated hard surfacing.
- 6.10 The principle of housing on this site is therefore supported in principle in accordance with policies SP1, SP2 of the Strategic Haringey Local plan 2017, policy DM10

(Housing supply) of the Haringey Local Plan 2017 and London Plan policy which seek to maximise the supply of housing to meet London and local housing targets.

Design, appearance, and impact on the Highgate conservation area

- 6.11 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.
- 6.12 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.
- 6.13 The Policies of the 2017 Highgate Neighbourhood Plan are a material consideration in this application. Policies DH1, DH2, DH8 and DH10 are particularly relevant and consistent with the above planning policies.
- 6.14 The Highgate Conservation Area Appraisal and Management Plan (2013) is noted by Officers. Wembury Mews is not directly referenced/appraised within it but the character of the wider conservation area is referred to.

Consideration

- 6.15 The application site comprises the grounds of the last two linear garage blocks in the mews, and their forecourt. The site is in a state of disrepair. The blocks are no longer used as parking garages. Garage blocks and their use are not original historic features of this part of the conservation area (CA).
- 6.16 This mews was historically a service street behind the Archway Road properties, allowing for rear access and other uses. It is 'framed' by properties fronting other streets beyond it on all sides. The mews was never a primary 'street' like those examples, emphasised by the orientation of the primary frontages of those streets facing the road and 'backing' onto the mews and the adjacent land subject to this proposal.
- 6.17 This particular historic context of the site is relevant because, while the site lies within the Highgate CA, the primary positive contributors which inform the character and appearance of the CA do not emanate from this site, but rather are found in the buildings on the streets which enclose this site.
- 6.18 The character and context of the mews has changed over time, particularly in recent years with a progressive regeneration of the mews with new build residential

properties of contemporary design, most notably to the immediate south of this proposal. The first of these 'new' contemporary houses on the east side of the mews (at the Langdon Park Road end) is No.5 which was permitted in 2008 (HGY/2008/0859). Three more houses (Nos 1-2a) were permitted in 2010 (HGY/2010/0540) alongside No.5. The proposal would adjoin them to the north, completing this 'row' of contemporary newbuild houses fronting the east side of the mews. On the west side of the street, the character has been changing with additional contemporary residential properties such as No.8 permitted in 2013 (HGY/2013/2196).

- 6.19 The result is that the original character, appearance, pattern of development, scale, and form of development within Wembury mews has evolved over time. Due to the narrow street width of the mews and its 'backland' setting to the rear of properties on all surrounding streets, the contemporary dwellings and character emerging on the mews does not compete with, or detract from that of the wider surrounding Highgate CA. Rather, with the use of sensitive materials, front and rear forecourts/gardens and other design aspects, such as limited scale (i.e. subordinate flat roofed building forms), the houses here are subservient in relation to the surrounding buildings which inform the character of the area.
- 6.20 This contemporary approach is considered appropriate in such a context and is supported by planning policy which seeks to avoid the imposition of particularly styles where not justified. This approach avoids seeking a pastiche mews house design which never featured here, while at the same time enabling a high-quality contemporary design which can still reflect on aspects of the wider CA, which Officers considered the appropriate approach to take in this particular area.
- 6.21 As such, Officers do not object to a continuation of the contemporary and successful design approach already in existence on the east side of the mews which this scheme emulates. Officers acknowledge there are differences between these properties and the others of similar design (Nos 1-2a) such as the absence of a setback on part of the first-floor and different treatments in some elevations with timber cladding and clay brick slatted screening on the front elevations. However, given the view reached that this backland site need not follow a prescribed or pastiche design for newbuild houses, there is no need for the proposed houses to rigidly copy those adjacent. Indeed, the subtle differences assist in the 'organic' change of the character of the mews.
- 6.22 These proposed houses are considered high-quality with the changes between them and those adjacent still contextual and appropriate. The flat roof of the building will be covered in crushed limestone gravel. This is considered to give the building a natural finish sympathetic to its surroundings, consistent with the roofs of the adjacent new build terraces. While its scale is taller than the garages, it is not uncharacteristically so compared to the surrounding residential properties and again consistent with the adjacent houses. The flat roof will minimise its scale, aiding a subordinate 'mews style' appearance to this sheltered backland site. Nor is the density considered inappropriate given the amount of properties and their position amongst the wider pattern of development.
- 6.23 The buildings will be faced in earth-toned coloured brickwork, individually patterned on each house. This would be a visually 'light' material similar to the existing newbuild mews houses adjacent. It is considered appropriate for framing and

fronting the mews here rather than a darker material. It will be complemented by clay-brick privacy screening on the first floor.

- 6.24 At ground floor level the properties will feature timber cladding on the street-facing elevation, as on the roof light 'box' projections above the flat roof. Alongside the timber framed ground floor fenestration, this material finish will reference the trees and the vegetated character of the gardens of surrounding properties which form the backdrop to this site and is considered an appropriate contextual response for a newbuild property. Subject to securing/ agreeing such materials, for which a condition is attached, the overall appearance of the development is considered to be acceptable.
- 6.25 As with the other houses, each of the four houses steps down so that overall, the whole group does so from 1 Wembury Mews to its new terminus near to the rear corner of 12 Wembury Mews. This produces a stepping profile in plan and elevation that approximates the fall in the landscape as well as the profile of the mews opposite, avoiding an 'imposed' and contrived appearance on the street.
- 6.26 Overall, the architecture of the proposed houses carry on the form, elevational approach, materiality, design features and responsive building lines and levels in relation to the existing mews. This will ensure a site-specific, contextual approach in accordance with the aims of Policy DM7 and the wider planning policy framework.
- 6.27 Officers note the concerns raised that the site would be 'over developed' and lose its 'green' character however it is consistent with the other adjacent houses, with retained open spaces to its front and rear. The rear gardens would have green spaces, tree loss/crowning would be carried out only as necessary, and replacement planting will be secured by way of a planning condition.
- 6.28 In conclusion, the proposal represents high quality contextual design which would 'complete' the final piece of the evolving residential character on this side of the mews, in accordance with the above planning policies.

Statutory Duty

- 6.29 In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.30 The rationale for the residential development in a contemporary style is set out above and how it will sit in relation to the other recent developments in the mews. Owing to the existing site not providing any positive benefit to the character of the area, given the current use of the land as garages with associated hard surfacing, a development of mews houses subservient in scale and sensitive in terms of design and materials would fulfil the statutory duty to preserve, and in some ways enhance, the conservation area. Consequently, the character to this part of the conservation area would be maintained with no harm identified in relation to the heritage asset (the conservation area).

Standard and quality of residential accommodation

- 6.1 London Plan (2021) 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. The government's 2015 'Technical housing standards – nationally described space standard' (NDSS) is also relevant.
- 6.31 The proposal seeks 1 x 3-4 bed/ 5-6 person occupancy house and 3 x 4 bed/ 5 person occupancy house. The houses exceed the minimum space standards for the maximum occupancy proposed. The bedrooms exceed NDSS standards too.
- 6.32 The houses would have **sufficient** set-back at the front and rear to ensure sufficient outlook and light penetration, the latter aided by roof lights and a projecting dormer window. While one bedroom in house type B would not have a window on an external wall, light would be provided by skylight/dormer and on balance, given the number of bedrooms in the house this would not represent a reason in itself to refuse permission. The same applies to the library, which is not a habitable room. Concerns raised regarding its light level equally would warrant refusal. Overall, the houses have generous provision for natural light.
- 6.33 The houses would have sufficient set-back at the front and rear to ensure sufficient outlook and light penetration, the latter aided by roof lights and a projecting dormer window. While one bedroom in house type B would not have a window on an external wall, light would be provided by skylight/dormer and on balance, given the number of bedrooms in the house this would not represent a reason in itself to refuse permission. The same applies to the library, which is not a habitable room. Concerns raised regarding its light level equally would warrant refusal. Overall, the houses have generous provision for natural light.

Inclusive access

- 6.34 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 requires 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.
- 6.35 The submitted details outlined that the new dwellings will be constructed to comply with building regulations Part M, Access to and Use of buildings, to facilitate ambulant disabled access. A WC will also be provided on the ground floor close to the entrance, which will be suitable for ambulant disabled use. A condition is attached to secure this. The proposal is therefore acceptable in regards to policies outlined above.

Impact on neighbouring amenity

- 6.36 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.

- 6.37 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.
- 6.38 The houses are oriented with their primary windows facing front-rear like the adjacent houses. This avoids side views towards neighbours on Wembury Road to the north, where the house abut the rear of their gardens. To the rear, the depth of the gardens and distance of approximately 26m between first floor rear habitable windows means that a harmful loss of privacy and overlooking would not arise between the occupiers and neighbours on Langdon Park Road to the east. The distance at ground floor level would be slightly less, more so for the single 'House A' but the ground floor would be bounded by garden fences and distances such that such harm would also be avoided. The garden fence would also avoid overlooking into the rear of houses/gardens on Wembury Road or other adjacent new build houses on Wembury Mews to the south.
- 6.39 The distance of the houses, their scale, and alignment in relation to the adjacent newbuild houses, would ensure there is no adverse impact on conditions of amenity, in terms of daylight, sunlight, outlook or an overbearing impact.
- 6.40 To the approximate north, the houses, notable the closes one (House type 'A') would have the most impact on the occupiers of properties on Wembury Road. However, the scale of the houses would be limited by their flat roof and given the distances of approximately 27-29m between first floor rear habitable room windows on those properties and the ground and first floor of the proposal, and the considerable distance still retained between both ground floors, such impacts would not result in material harm to amenity. The proposal would have some impact on the gardens but in the context of the existing garages and limited scale of the new houses due to their flat roofs, the impacts would not be severe as to constitute material harm which would warrant refusal of planning permission.
- 6.41 The distances the front of the houses facing properties on the far side of the mews are less than the rear or north-side. However, that is a public street where the same distances as between private rear gardens is not typical or expected. The proposal limits the extent of windows on the upper floors with brick screening on some properties and limited window coverage. Given the quiet nature of this street, the narrow nature of mews generally where houses have less privacy and separation distances the arrangement is considered acceptable.
- 6.42 Concerns raised about amenity harm to neighbours arising from noise/disturbance/user of the properties and mews generally are noted. However, all development carries such impacts to some degree, including use of the garages. In the context of the existing residential use of the mews, the proposed units and associated comings/goings etc. along the mews would not give rise to such impacts

which warrant refusal of planning permission, no more than any other residential street, particularly given the existing residential use adjacent on the mews.

- 6.43 Overall, the proposal would have some impact on neighbouring amenity, including users of rear gardens, but these impacts would not be significant so as to harm amenity. As such, the proposal is considered acceptable in amenity terms.

Transport considerations

- 6.44 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 6.45 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.
- 6.46 DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility (PTAL) is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.
- 6.47 Officers note comments that the scheme should be 'car free' without space to park a vehicle in front or eligibility to apply for a resident's parking permit in the surrounding controlled parking zone. However, the site has a PTAL value of 3, below the car-free threshold, and considered 'moderate' access to public transport services.
- 6.48 The Council's Transportation Team has been consulted. They raise no objection to the proposal. The limited number of occupants/houses here would not materially impact congestion/traffic conditions on surrounding streets.
- 6.49 The Transportation Officers note that a single car parking space within curtilage is proposed for each new dwelling which should meet the likely demands and prevent additional parking demands materialising on street. It is noted that there will be electric vehicle (car and cycle) charging points and this is welcomed from a transport perspective. The London Plan (2021) details for outer London residential units within PTAL 3, that up to one space per dwelling can be provided so the scheme is not incompatible with this.
- 6.50 Cycle parking is shown indicatively to the front of each plot adjacent to the bin stores. The applicant should provide full details of the proposed cycle parking arrangements, to include the system intending to be used, how the cycle parking will be both sufficiently secure and weatherproof. The cycle parking arrangements

should be designed to meet the requirements of the London Cycle Design standards as produced by TfL. A condition is attached to secure this.

- 6.51 Vehicle access is proposed from the Langdon Park end of Wembury Mews. In terms of delivery and servicing and general access requirements, Highway Officers note that the access/mews is 2.5m wide, which limits the vehicle use of the Mews to cycles, motorcycles, cars and light commercial vehicles. Smaller delivery and service vehicles can access Wembury Mews, and any larger vehicles use the formal on street spaces on either Langdon Park Road or Wembury Road. This is considered sufficient and in line with the other houses on the mews.
- 6.52 The parking spaces proposed for each unit appear to be able to accommodate parked vehicles off of Wembury Mews, basic swept paths show an entry and departure movement. With regards to fire appliance access, the Design and Access Statement does reference a distance of 35m from Wembury Road and 57m from Langdon Park Road, and if necessary, the use of sprinklers within each dwelling can be provided. For under 10 units, a fire assessment/statement is not required, but this is a matter for separate regulatory regimes such as building regulations. The emergency services will need to confirm whether a sprinkler system will be required, and the proposal would need to comply with such requirements outside the planning system, as is understood to have taken place with such an installation at No.8.
- 6.53 Given the site's proximity to other residential properties and the restricted width access, Highway Officers have requested a condition for provision of a Construction Logistics Plan or Construction Method Statement to detail how the development will be built out, and how potential impacts on the public highway and adjacent neighbours will be minimised, managed, and mitigated. The applicant will need to liaise with The Council's Network Managers in the Highways department to ensure arrangements are acceptable to them and include their advice in their document. A condition is attached to secure this.
- 6.54 In terms of waste management, it is proposed to locate the bin stores to the front of each plot close to the cycle parking. The application comments that existing practice for the dwellings within Wembury Mews is for occupiers to place their bins for collection at the ends of Wembury Mews for collection from Langdon Park Road and Wembury Road. A condition is being imposed to secure further details in respect of waste management and associate on-site management practices.
- 6.55 Therefore, subject to conditions outlined above, is considered acceptable.

Trees and landscaping

- 6.56 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.
- 6.57 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.

- 6.58 Policies DM7 of the DPD and DH10 of the Highgate Neighbourhood Plan are consistent with this approach seeking tree retention on such backland sites wherever possible.
- 6.59 A Tree Survey Report has been submitted with this application. There are currently no registered TPOs at Wembury Mews, although there's registered TPOs in relation to the rear of adjacent sites to Wembury Mews. The Tree Survey Report outlines that no significant trees on site fall under the ownership of the developer. It also outlines that at the time of the site visit, T001 and T003 were seen to be in a condition that could present an unacceptable risk of failure and as such would require removal as an urgent matter.
- 6.60 T001 is visible at the front of the site but is not deemed to be of a high amenity value. T003 is visible from a number of residential properties, but not to the wider public. G001 is located within the garage area and is not visible to any other than the adjacent property.
- 6.61 Crown reduction works are proposed to some existing trees on the site and removal of a self-seeded sycamore tree on the front carriageway (T001) and the sycamore tree at the north/north-east boundary (T003) which has extensive decay making it liable to failure. Ash tree G001 to the rear of the southern block is also proposed for removal. The submitted Tree Survey Report notes that the removal of these trees will help reduce any potential water deficit and reduce any potential seasonal movement given the soil type recorded.
- 6.62 Officers note that removal of trees is contentious, particularly T003. The applicant has submitted supporting information to justify the works and the Council's Tree Officer has visited the site and inspected the tree in question. The Officer noted that Tree 003 (Sycamore) has a large cavity near to ground level with extensive decay making it liable to failure, with replacement planting proposed to mitigate its loss. Mindful of the specific circumstances of this tree and subject to an appropriate replacement tree being planted in the vicinity, the removal is considered acceptable. Such a matter will equally need to be agreed with the adjoining landowner.
- 6.63 The works here will need to be carried out in adherence to the requirements of the submitted Arboricultural Method Statement, as secured by way of a planning condition. A condition is also attached (landscaping) to require details of replacement trees to be submitted for the approval of LPA.
- 6.64 Officers also note concerns raised about impact on habitats/ecology/biodiversity and climate change. The site is not a designated site of nature conservation, but understandably the trees which surround the mews important in terms of ecology/biodiversity as well as screening value. The works to trees along this perimeter are limited.
- 6.65 Within the site its existing surface is largely hard-surfaced or covered by the garage buildings. The proposal introduces private rear gardens which will have some, albeit limited ecology value. The retention of trees where possible (acknowledging one of them is liable to failure) and replacement tree planting and other planting within the site will provide some value. Overall, in term of trees and ecology the works here are considered acceptable.

Energy and sustainability

- 6.66 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.
- 6.67 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.
- 6.68 The supporting information with the proposal notes that the houses will be constructed to comply with targets identified in Policy SP4, beyond that currently required by Part L of the building regulations, with energy efficient solutions incorporated into the proposal. It notes that all external walls will be of solid wide cavity brickwork, well insulated to achieve optimal U-values and glazing will be a low emissivity double or triple glazing to reduce heat loss and maximise light penetration. It states the pavement surfaces should be permeable in nature to minimise the dependence on the existing surface water drainage system.
- 6.69 In terms of specifics, the supporting information is unclear and states that it is anticipated that all dwellings shall incorporate photovoltaic panels, air source heat pump, LED lighting, induction cooking, rainwater recycling, and other energy saving measures, to minimise the burden on existing services. Officers do not dispute that the proposal can satisfy the requirements of Policy SP4 but in the absence of specific quantifiable measures and demonstrable evidence of this, a condition is imposed to secure exact details of energy/ carbon saving measures as well as details of the renewable technology to be used on site. Subject to secure and agreeing such detail the proposal is considered acceptable.

Flood Risk

- 6.70 DM policy DM24 states that the Council will ensure that all proposals for new development must avoid and reduce the risk of flooding to future occupants and does not increase the risk of flooding. Policy SI 12 of the London Plan (2021) is consistent with this.
- 6.71 The site lies in flood zone 1 which is the least flood prone of the 3 flood zones in which all land is categorised. It lies within a 'critical drainage area', which is where the Council designate areas particularly prone to surface-level flooding from runoff, street runoff during storms etc.
- 6.72 The supporting information notes that rainwater recycling will be incorporated in each house and all paved surfaces will be permeable. In light of the existing arrangement, where the site is hard surfaced, and the fact this proposal would actually introduce more 'soft' garden area than existing, and permeable hard surfaces, this proposal is considered to actually present an improvement compared to existing conditions and is therefore acceptable in this regard.

Other considerations

- 6.73 This application is subject to the Housing Delivery Test. The 2020 Housing Delivery Test (HDT) results were published on 19 January 2021 and as a result the LPA is now subject to the 'presumption in favour of sustainable development' and paragraph 11d of the NPPF is relevant. The Council's delivery of housing over the last three years is substantially below its housing target and so paragraph 11d) of the NPPF is engaged by virtue of footnote 7 of the NPPF. Nevertheless, the proposed development has been found to be in accordance with development plan policies and therefore consideration of para 11(d) is not required in this instance.

Conclusion

- 6.74 The proposal is considered acceptable in design terms and the specific context of this mews, collectively serving to ensure the character and appearance to this part of the conservation area is preserved. The scheme would provide an acceptable quality of residential accommodation for future occupiers, in specific delivering some family sized units in a sustainable and accessible location.
- 6.75 The siting, height and alignment of such mews houses as well as the separation distances to neighbouring properties are considered to be acceptable to protect amenities of the neighbouring occupiers.
- 6.76 The development makes appropriate provision for on-site parking and the existing access is suitable to serve the development. The development can make for appropriate reductions in carbon emissions, through the provision for on-site renewable energy.
- 6.77 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

- 7.1 The development is for whole new units and as such is liable for CIL. Based on the information given on the plans, the Mayoral CIL charge will be £16,146.30 (267.5 sqm x £60.36) and the Haringey CIL charge will be £98,472 (267.5 sqm x £368.12 (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. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2021/1549

Applicant's drawing No.(s) Unnumbered informative document including Design and Access Statement within, dated May 2021; Tree Categorisation Report, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan, Tree Protection Plan, ref: BS/386 dated March 20201; Unnumbered Heritage Statement; Unnumbered Location Plan; Unnumbered Site Plan; Existing Site Plan; Existing Distances Influencing Proposal (x2 drawings); Existing Elevations; Proposed Tree Works Plan; Proposed Roof Plan; Proposed Roof Plan and Vehicle Access; Proposed First Floor Plan; Proposed Sections; Proposed Elevations; External Materials (annotated drawing); Unnumbered proposed views drawings; Materials Section drawing; Environmental and Services Statement; Construction Statement.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos; Unnumbered informative document including Design and Access Statement within, dated May 2021; Tree Categorisation Report, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan, Tree Protection Plan, ref: BS/386 dated March 20201; Unnumbered Heritage Statement; Unnumbered Location Plan; Unnumbered Site Plan; Existing Site Plan; Existing Distances Influencing Proposal (x2 drawings); Existing Elevations; Proposed Tree Works Plan; Proposed Roof Plan; Proposed Roof Plan and Vehicle Access; Proposed First Floor Plan; Proposed Sections; Proposed Elevations; External Materials (annotated drawing); Unnumbered proposed views drawings; Materials Section drawing; Environmental and Services Statement; Construction Statement. 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.

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

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined 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 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include details of hard surfacing materials (permeable hard-landscaping), details of planting with a schedule of species, in specific securing appropriate compensatory tree planting with a minimum of 3 trees planted elsewhere within the site.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the buildings or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, 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 a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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.

5. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 8 cycle parking spaces (2 per house/store) for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

6. The erection of fencing for the protection of trees shall be undertaken in accordance with the Arboricultural Method Statement and Tree Protection Plan (prepared by RH Tree Consultants Ltd) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition.

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.

7. No development shall take place until a final Construction Logistics Plan (CLP) / Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CLP/ CMP shall provide details of:

- (a.) To address impact of construction, site assembly works and impact on the operation of the highway network

- 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 any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
 - V. The erection and maintenance of security hoarding where appropriate;
 - VI. Parking of vehicles of site operatives and visitors;
 - VII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
 - VIII. Contact details for the Site Supervisor responsible for on-site works;
- (b.) To address impact of construction on the broader amenity of the area
- IX. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
 - X. Plant and machinery to be used during construction works;
 - XI. How the effects of noise and vibration arising from site operations are mitigated;
 - XII. Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register <https://nrmm.london/user-nrmm/register> prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent
 - XIII. Details of notification of works and engagement with local residents and neighbours to take place during the construction phase.

The development shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reasons: 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. Prior to the first occupation of the development hereby approved a detailed refuse management plan for provision of refuse and waste storage and recycling facilities and a suitable management plan for how the collection of bins will shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017.

9. No development in connection with the permission hereby approved shall take place unless an Energy Statement has been submitted to and approved in writing by the Planning Authority, including full details of the proposed energy efficiency measures and renewable technologies to be incorporated into the development. The development shall not be occupied unless it has been carried out in accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and be fully operational before first occupation of the dwelling units hereby approved.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI2 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

10. Before development commences other than for investigative work:
- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
 - b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
 - c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
 - d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
 - e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

11. 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.

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. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission) 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.

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 3472) to arrange for the allocation of a suitable address.

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: 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.

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INFORMATIVE: The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler

systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE: Works to Trees(s) subject to a TPO

It is brought to your attention any tree(s) which are the subject of a Tree Preservation Order (TPO) may not be lopped, felled, uprooted or wilfully damaged without permission. Should you wish to undertake any such works you must submit an application electronically via the Planning Portal www.planningportal.co.uk or if this is not possible via email to planningsupport@haringey.gov.uk. For more information on the legislation protecting trees refer to GOV.UK or information found on the Council's website www.haringey.gov.uk.

INFORMATIVE: Works to Trees(s) within a Conservation Area

It is brought to your attention that trees located within a conservation area which have a stem diameter of 75mm or greater, measured at 1.5m, are afforded protection. Works to such trees require that the Local Planning Authority be given 6 weeks written notice unless an exception applies. Such notification should be made electronically via the Planning Portal www.planningportal.co.uk

where there is guidance on completing the form and what supporting evidence may be required or if this is not possible via email to planningsupport@haringey.gov.uk.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: 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 3472) to arrange for the allocation of a suitable address.

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 £16,146.30 (267.5 sqm x £60.36) and the Haringey CIL charge will be £98,472.10 (267.5 sqm x £368.12 (Indexation included)). This will be collected by Haringey after the scheme is 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.

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Russell Jones
Russell Jones Ltd
5 Wembury Mews
London
N6 5XJ

Planning Application Reference No. **HGY/2021/1549**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: **Garages Rear Of 2-12 Wembury Road, Wembury Mews N6**

Proposal: **Demolition of existing garages and change of use of site to residential (C3) with erection of 4x dwelling houses (1X 3-4 bed, 5-6 person & 3x 4 bed, 5 person) with associated tree works to facilitate development and provision of front and rear amenity spaces, off-street parking space, bin and cycle stores, and hard and soft landscaping.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 10/05/2021 and drawings / documents: Unnumbered informative document including Design and Access Statement within, dated May 2021; Tree Categorisation Report, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan, Tree Protection Plan, ref: BS/386 dated March 2020; Unnumbered Heritage Statement; Unnumbered Location Plan; Unnumbered Site Plan; Existing Site Plan; Existing Distances Influencing Proposal (x2 drawings); Existing Elevations; Proposed Tree Works Plan; Proposed Roof Plan; Proposed Roof Plan and Vehicle Access; Proposed First Floor Plan; Proposed Sections; Proposed Elevations; External Materials (annotated drawing); Unnumbered proposed views drawings; Materials Section drawing; Environmental and Services Statement; Construction Statement

SEE SCHEDULE OF CONDITIONS ATTACHED

14/01/2022



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

NOTE:

1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
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.
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.

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225 High Road, Wood Green,
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HGY/2021/1549

The following conditions have been applied to this consent and these conditions must be complied with:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos; Unnumbered informative document including Design and Access Statement within, dated May 2021; Tree Categorisation Report, Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan, Tree Protection Plan, ref: BS/386 dated March 2020; Unnumbered Heritage Statement; Unnumbered Location Plan; Unnumbered Site Plan; Existing Site Plan; Existing Distances Influencing Proposal (x2 drawings); Existing Elevations; Proposed Tree Works Plan; Proposed Roof Plan; Proposed Roof Plan and Vehicle Access; Proposed First Floor Plan; Proposed Sections; Proposed Elevations; External Materials (annotated drawing); Unnumbered proposed views drawings; Materials Section drawing; Environmental and Services Statement; Construction Statement. 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.

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

3. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined 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 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include details of hard surfacing materials (permeable hard-landscaping), details of planting with a schedule of species, in specific securing appropriate compensatory tree planting with a minimum of 3 trees planted elsewhere within the site.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the buildings or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, 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 a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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.

5. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The

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development shall not be occupied until a minimum of 8 cycle parking spaces (2 per house/store) for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

6. The erection of fencing for the protection of trees shall be undertaken in accordance with the Arboricultural Method Statement and Tree Protection Plan (prepared by RH Tree Consultants Ltd) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition.

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.

7. No development shall take place until a final Construction Logistics Plan (CLP) / Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CLP/ CMP shall provide details of:

(a.) To address impact of construction, site assembly works and impact on the operation of the highway network

- I. A programme of works (including measures for traffic management);
- II. Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
- III. Storage of plant and materials used in constructing the development;
- IV. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
- V. The erection and maintenance of security hoarding where appropriate;
- VI. Parking of vehicles of site operatives and visitors;
- VII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
- VIII. Contact details for the Site Supervisor responsible for on-site works;

(b.) To address impact of construction on the broader amenity of the area

- IX. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- X. Plant and machinery to be used during construction works;
- XI. How the effects of noise and vibration arising from site operations are mitigated;
- XII. Details of measures taken to minimise the impacts of the construction process on air quality, including NRMM registration. An inventory of all Non-Road Mobile Machinery (NRMM) must be registered on the NRMM register <https://nrmm.london/user-nrmm/register> prior to the commencement of use of any NRMM at the application site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent
- XIII. Details of notification of works and engagement with local residents and neighbours to take place during the construction phase.

The development shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

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Reasons: 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. Prior to the first occupation of the development hereby approved a detailed refuse management plan for provision of refuse and waste storage and recycling facilities and a suitable management plan for how the collection of bins will shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017.

9. No development in connection with the permission hereby approved shall take place unless an Energy Statement has been submitted to and approved in writing by the Planning Authority, including full details of the proposed energy efficiency measures and renewable technologies to be incorporated into the development. The development shall not be occupied unless it has been carried out in accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and be fully operational before first occupation of the dwelling units hereby approved.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy SI2 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM21 of The Development Management DPD 2017.

10. Before development commences other than for investigative work:

a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.

b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

11. 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.

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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.

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. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission) 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.

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 3472) to arrange for the allocation of a suitable address.

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: 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

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INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

14/01/2022



Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

5.0 Proposed Drawings

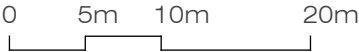
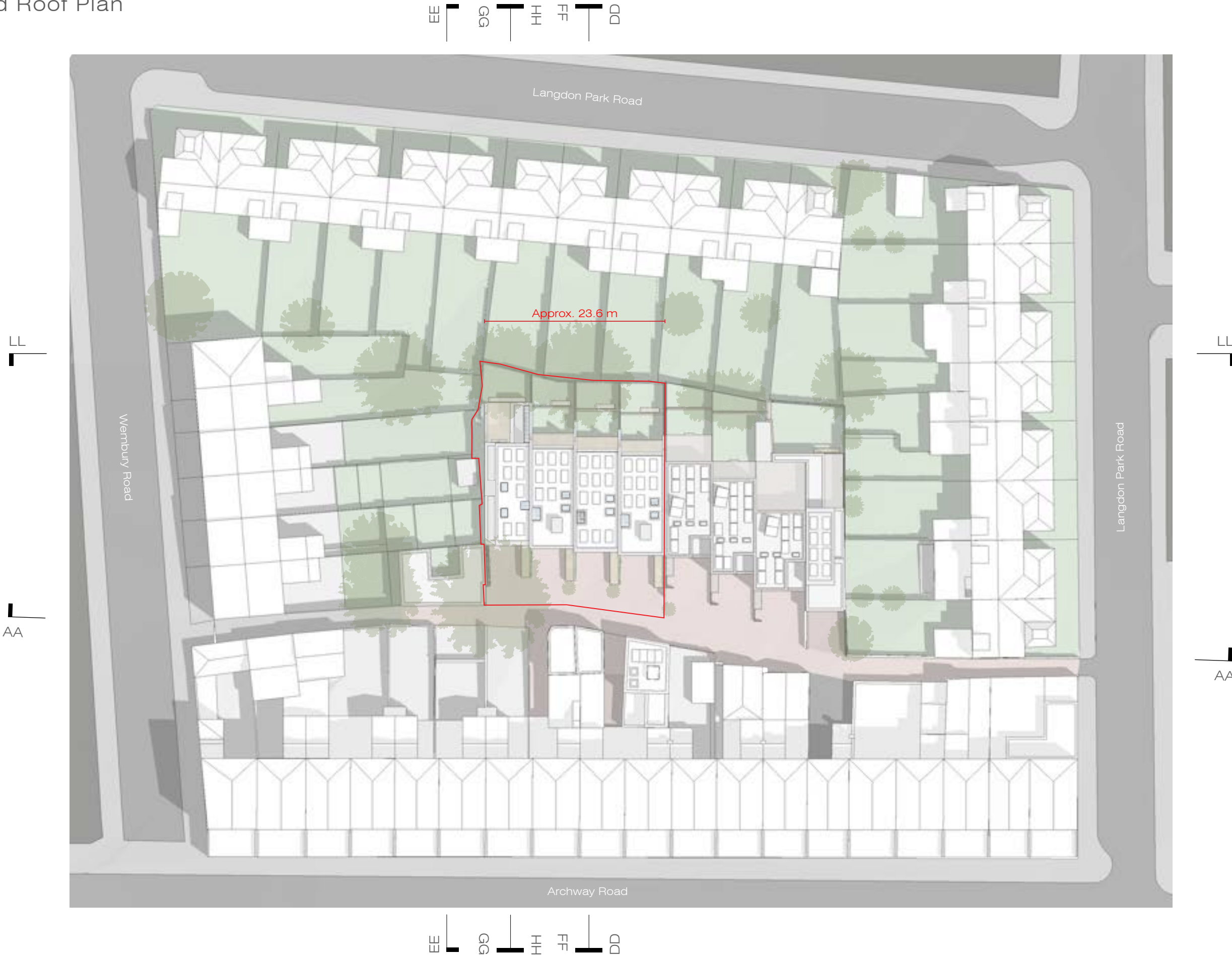
5.1 Proposed Tree Works Plan



0 5m 10m 20m

Scale: 1:500 / A3

5.1 Proposed Roof Plan



Scale: 1:500 / A3

5.1 Distances Influencing Proposal



Scale: 1:500 / A3

5.1 Proposed Roof Plan and Vehicle Access



0 1m 5m

Scale: 1:200 / A3

- 1. Forecourt Parking
- 2. Bin and Cycle Storage.
- 3. Projecting Dormer Window
- 4. Skylights
- 5. Photovoltaic Cells

5.1 Proposed First Floor Plan



0 1m 5m

Scale: 1:200 / A3

1. Landing
2. Master Bedroom
3. Bedrooms
4. Ensuite
5. Family Bathroom

5.1 Proposed Ground Floor Plan

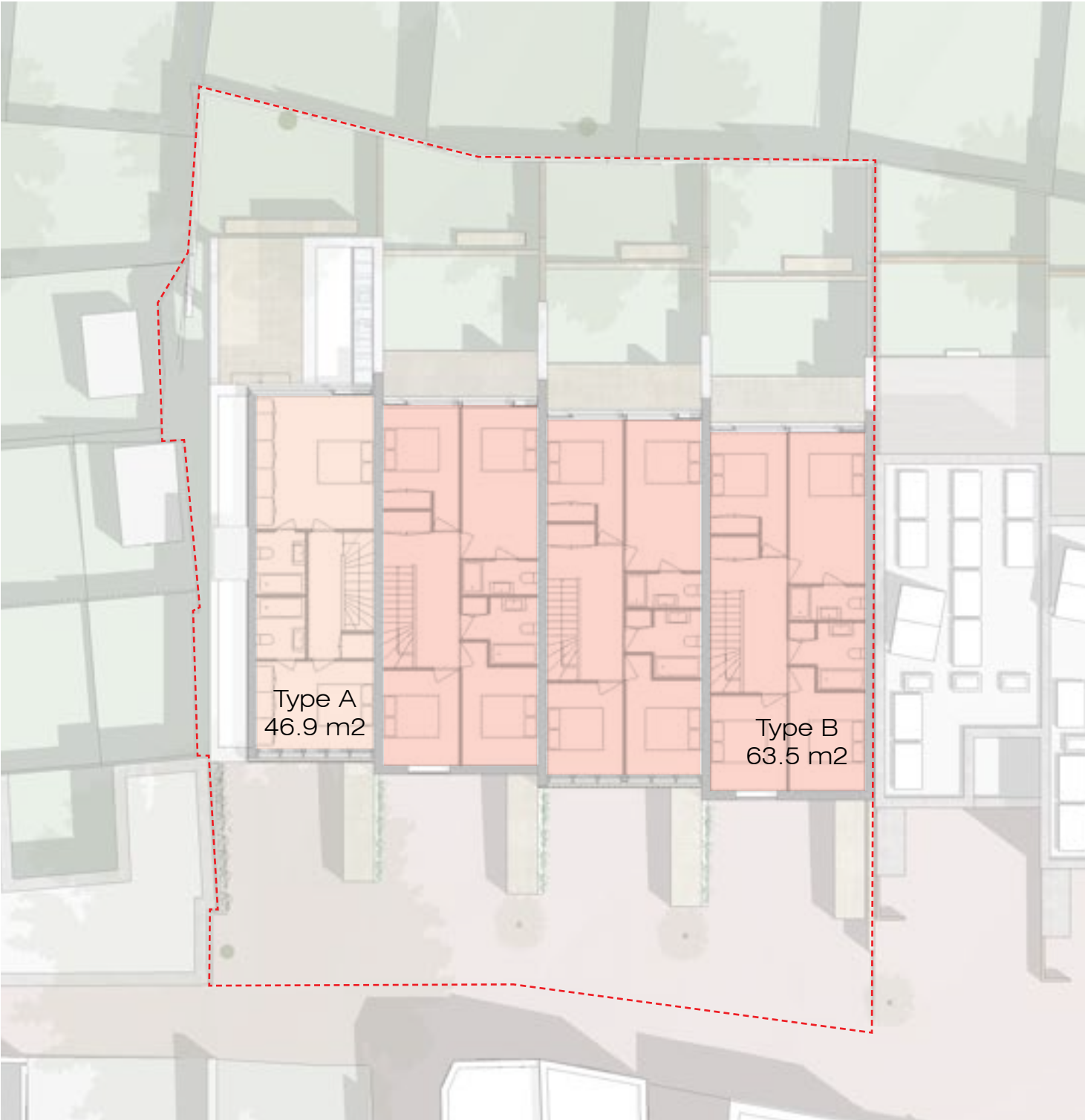


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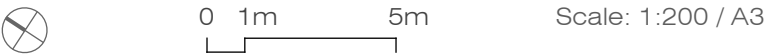
- | | | | |
|------------------------------------|----------------------|--------------------------|--------------------|
| 1. Bin and Cycle Store | 3. Entrance / Cloaks | 5. Kitchen | 7. Covered Terrace |
| 2. Meter Cupboard and Charge Point | 4. Ground Floor WC | 6. Living / Dining Area. | 8. Library |

5.2 Area Schedule



Net Internal Area Type A Net Internal Area Type B

Net Internal Ground Floor Area	Type A: 75.4 m²	Type B: 60.8 m²
Net Internal First Floor Area	Type A: 46.9 m²	Type B: 62.5 m²
Net Internal Internal Area	Type A: 122.3 m²	Type B: 123.3 m²



Forecourt Amenity Area Garden Amenity Area.

Average Forecourt Amenity Area per Dwelling, including Cycle and Bin store:	50.1 m²
Average Rear Garden Amenity area per Dwelling:	56 m²
Average Gross Amenity Area per Dwelling:	106.1 m²