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

13 October 2026

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

Case Reference	**HGY/2026/1601**
Location	**67 Victoria Road, Hornsey, London, N4 3SN**
Proposal	**Demolition of an existing garage and construction of a new two-storey dwelling**
Received	**8 June 2026**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
P02-Proposed Sections	Additional plans	5 June 2026
E01-Existing Plans	The location plan	5 June 2026
E02-Existing Elevations	Additional plans	5 June 2026
P03-Proposed Elevations	Mixed/Combined Plans	5 June 2026
P01 REV E - Proposed Plans		17 September 2026

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
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Conditions: (15)

1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 condition, other than where those details are altered pursuant to the conditions of this planning permission. Approved drawings list: 1313/E01 REV_A, 1313/E02 REV_A, 1313/P01 REV_E, 1313/P02 REV_A, 1313/P03 REV_A

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

3 No above ground works shall take place until the following details of the buildings/ structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

a) Materials – Particulars and samples of the materials to be used on the external faces of the building, including the front boundary wall and gates.
b) Elevations and architectural detailing – Elevation drawings, plans, and cross-sections at a scale of 1:20, including typical details of fenestration, entrances, and the front boundary wall and gates.
c) Brickwork articulation – Details of any decorative brickwork features, copings, or special brickwork elements.
d) External fixtures and plant – Details and locations of downpipes, rainwater pipes, foul pipes, external vents, and venting for the internal Air Source Heat Pump.

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, consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

4 Prior to first occupation of the development, the cycle storage facilities shown in the approved plans shall be fully installed and made available for use by future occupiers and maintained thereafter.

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Reason: To promote cycling as a sustainable mode of transport, ensure secure and accessible cycle parking, and safeguard long-term usability in accordance with Policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017, and the London Cycling Design Standards.

5 Prior to occupation of the development, the refuse enclosure area as shown in the approved plans shall be provided on site for the storage of refuse and recycling with the bins in turn brought forward to Albert Road for collection in accordance with collection arrangements and returned promptly to the enclosure following collection.

Reason: To ensure appropriate provision of waste and recycling storage, and to protect the amenities of the locality, in compliance with Policy DM4 of the Development Management DPD (2017).

6 The development hereby approved shall be constructed in accordance with the Energy Statement version 3 by Achieve Green (dated 02 Sept 2026) delivering a minimum 75% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric e□iciencies, air source heat pump (ASHP) and a minimum 1.25 kWp solar photovoltaic (PV) array with battery.

(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:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric e□iciencies to achieve a minimum 15% reduction, including details to reduce thermal bridging;
- Location, specification and e□iciency of the proposed ASHPs (Coe□icient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and e□iciency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)
- Specification of any additional equipment installed to reduce carbon emissions.

The 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

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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.

7 Prior to the commencement of all works on site, a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £1,765 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.

8 No development works shall take place until a Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a payment of £4,000 to fund a traffic management order amendment and agree details and payments for the reinstatement of the crossover on the public highway. The exact nature of the proposed highway works should be clearly explained and illustrated on a Section 278 drawing. The Section 278 agreement would be secured pre-occupation and a detailed drawing required at the earliest possible opportunity to enable the Council to estimate the cost of the works to be paid in full by the applicant.
Reason: In the interest of public highway comfort and safety in compliance with Local Plan Policies DM33.

9 No development shall take place until arrangements have been made to secure the development as "car free" in accordance with S106 agreement which has been approved in writing by the local planning authority. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on-street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted.

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Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy T6.1 of the London Plan 2021.

10 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.

11 Prior to above ground construction, a statement shall be submitted to and approved by the Local Planning Authority to demonstrate how the overheating risk has been minimised and mitigated on site in line with the London Plan Cooling Hierarchy. Details and specification of the mitigation measures shall be provided in support of this statement.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

12 The rating level of noise emitted from the plant room and air source heat pump (ASHP) system hereby approved shall not exceed 10dB below the existing background noise level as measured or calculated at 1 metre from the façade of the nearest noise sensitive property. The measurement and assessment shall be made according to BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at the nearest and / or most affected noise sensitive premises, with the plant room and ASHP system operating at maximum capacity and be inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics.

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.

13 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

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Standards in relation to the provision of accessible and adaptable dwellings.

14 No construction or demolition shall take place, other than site clearance, until a Construction Logistics Management Plan (CLMP) has been submitted to and approved in writing by the Local Planning Authority. Where demolition and construction works are undertaken by separate contractors, individual CLMPs may be required for each phase to ensure continuity of logistics and mitigation. The submitted plan(s) must cover both demolition and construction phases and provide the following details:

I. A programme of works (including measures for traffic management);
II. Vehicle routing and if any reversing maneuvers on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
III. Storage of plant and materials used in constructing the development;
IV. Details of 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;
have been submitted to and approved in writing by the Local Planning Authority.
IX. Highway Dilapidation Survey (scope as agreed with Haringey Highways Officer)

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.

15 Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or reenacting that Order, no extensions or alterations to the dwelling house hereby approved, including the insertion of or alterations to windows and doors 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.

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Informatives:

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.

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: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £3,672.87 (50.5sqm x £72.73) and the Haringey CIL charge will be £22,397.76 (50.5sqm 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. An informative will be attached advising the applicant of this charge.

INFORMATIVE: London Fire and Emergency Authority

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 significant reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE: Secure by Design

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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.

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.

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