Officer Report

Application Number:	**HGY/2026/1887**
Application Type:	**Full planning permission**
Address:	1 Woodside Gardens, Tottenham, London, N17 6UY
Proposal:	Demolition of existing single-storey vacant structure, including removal of the existing dropped kerb, and erection of a three-bedroom single-family dwellinghouse (Use Class C3).
Case Officer:	Oskar Gregersen
Valid Date:	26/08/2026
Applicant:	MR DOGAN
Agent:	DR UMUT KILIC

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a parcel of land containing a single-storey garage structure adjacent to No. 37 Forest Gardens. The site forms part of the curtilage of a large detached residential building which has been subdivided into flats. The surrounding area is characterised by two-storey Victorian terraced dwellings, typically featuring a single bay window at ground floor level and a pair of windows at first-floor level.

The site is not located within a Conservation Area and does not affect the setting of any designated heritage asset. However, it is located within a designated Family Housing Protection Zone and is subject to an Article 4 Direction removing permitted development rights for changes of use from Class C3 (Dwellinghouses) to Class C4 (Houses in Multiple Occupation). These designations reflect the Council's objective of safeguarding the stock of family-sized housing and managing changes of use that could undermine the established residential character of the area.

2. RELEVANT PLANNING HISTORY

OLD/1972/1760 | 1 Woodside Gardens | Erection of single storey extension - Approve w/ conditions

OLD/1972/1761 | 1 Woodside Gardens | Erection of garage. - Approve w/ conditions

OLD/1985/1681 | 1 Woodside Gardens London | Landscaping of site with seats trees and shrubs. - Approve w/ conditions

HGY/2005/1517 | 1A Woodside Gardens London | Demolition of existing storage / shed buildings and erection of 1 x 3 bed two storey house with rooms in roof. - Refuse

HGY/2006/0339 | 1 Woodside Gardens London | Retrospective planning application for the conversion of property into 2 x 1 bedroom and 1 x studio flats. - Refuse

HGY/2006/0869 | 1 Woodside Gardens London | Erection of 1 x 2 storey one bedroom dwelling. - Refuse

HGY/2008/1369 | 1 Woodside Gardens Tottenham London | Conversion of property into two self-contained flats. - Approve w/ conditions

HGY/2010/2144 | 1 Woodside Gardens | Demolition of existing garage and erection of 1 x one bedroom single dwelling house with garden - Refuse

HGY/2012/1032 | 1 Woodside Gardens | Demolition of existing garage and erection of 3 bedroom single dwellinghouse - Withdrawn

HGY/2016/3998 | 1 Woodside Gardens | Change of use from authorised use as a single family dwellinghouse to 2 self-contained flats. - Approve w/ conditions

PRE/2026/0111 | 1 Woodside Gardens | Erection of a single-family dwelling at the side to the rear of 1 Woodside Gardens - Disposed

Enforcement History is as follows:
UCU/2005/00627 | 1 Woodside Gardens | Breach of conditions - Case close

ENF/2023/0068 | 1 Woodside Gardens | Change of use – Flat conversion - Case closed – no breach ascertained

3. PROPOSAL

The proposal seeks the erection of a two-storey, three-bedroom dwellinghouse, with a layout that complies with the current London Plan minimum space standards. The dwelling would provide three sizeable bedrooms, including a bedroom at loft level facilitated by the inclusion of a rear dormer.

The proposal was the subject of pre-application advice, which was concluded following the submission of the planning application.

4. RELEVANT PLANNING POLICY

- National Planning Policy Framework (2024) (NPFF)
- London Plan (2021)
- Haringey’s Local Plan Strategic Policies (2017)
- Haringey’s Development Management DPD (2017)

4. PLANNING ASSESSMENT

Principle of development

Government policy, as set out in the NPPF (2026), requires local planning authorities to significantly boost the supply of housing. The NPPF recognises that small sites can make an important contribution towards meeting housing needs and can often be delivered relatively quickly.

The principle of additional housing is also supported by the London Plan (2021), including Policies H1 (Increasing Housing Supply) and H2 (Small Sites). At the local level, Haringey Local Plan Policy SP2 (Housing) seeks to increase housing supply and secure a mix of dwelling sizes to meet identified housing needs. The Haringey Local Plan identifies a target of 19,820 additional homes between 2011 and 2026.

The proposal would provide a three-bedroom, four-person dwellinghouse on a site currently occupied by a single-storey garage structure. As such, the redevelopment of the site for residential purposes is supported in principle, and would make a modest contribution towards housing delivery objectives at national, regional and local levels. The principle of residential development is therefore considered acceptable, subject to compliance with all other relevant planning policies and material planning considerations.

Design and appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD seek to secure high-quality development that responds positively to local character and contributes to the enhancement of the built environment. Policy DM1 requires development to be informed by and relate positively to its surroundings in terms of scale, height, massing, building lines, form, layout and architectural detailing.

Policy DM7 (Development on Infill, Backland and Garden Land Sites) states that development on infill sites must relate positively to the surrounding area and established street scene and provide a site-specific response to local circumstances. Policy DM14 (Self-Build and Custom Build Housing) supports the provision of self-build homes, subject to compliance with the same design and environmental standards expected of other forms of residential development.

The submitted Design and Access Statement explains that the proposal has been developed through a site-specific and design-led process rather than through the application of a standard house type. The dwelling has been designed to reflect the prevailing domestic scale and character of Forest Gardens through the use of a traditional pitched roof form, brick elevations, a front bay window and a rear outrigger arrangement that reflects the established pattern of development within the terrace. The proposed building has also been carefully positioned within the site to retain a meaningful area of private amenity space and opportunities for soft landscaping.

Officers consider that the overall scale, massing and architectural approach would sit comfortably within the surrounding townscape and would not appear incongruous when viewed alongside neighbouring Victorian properties. While the proposal adopts a contemporary design approach, it successfully incorporates key characteristics of the surrounding built form and avoids an overly dominant or visually intrusive appearance. The proposal would therefore represent a logical continuation of the established residential character of the area.

The proposal would also improve the appearance of the site through the replacement of the existing garage structure with a purpose-built family dwelling and through the introduction of additional landscaping and soft planting. This would result in an enhancement to the visual quality of the site when compared to the existing condition.

Notwithstanding the acceptability of the overall design approach, precise details of external materials, fenestration, brick detailing, roof finishes, rainwater goods and boundary treatments have not been finalised. Given the importance of ensuring a high-quality finish and successful integration with the surrounding Victorian townscape, conditions will be imposed requiring the submission and approval of detailed material specifications, sample panels and architectural detailing prior to the commencement of above-ground works.

Subject to these conditions, the proposal is considered to accord with the policies outlined above and would provide a high-quality and contextually appropriate form of infill development that would make a positive contribution to the character and appearance of the area.

Living conditions of future occupants

In addition to the high-quality design requirements of Policy DM1 of the Haringey Development Management DPD (2017), Policy DM12 of the DPD states that all new housing must be of a high quality. Policy D6 (Housing Quality and Standards) of the London Plan (2021) states that housing developments must be of a high-quality internally and externally. This policy also includes Table 3.1 which sets out space standards for dwellings. The greater emphasis on securing high quality housing across London has been translated into Haringey Local Plan Policies SP2 and SP11.

The proposed dwellinghouse provides bedspaces for four occupants arranged across tree bedrooms. The GIA of the proposed dwellinghouse is demonstrated to be 71.9sqm. The requirement for dwellings for two-bedroom four-bedspace dwellings is a minimum of 79sqm. The requirement for bedroom sizes as per London Plan Policy D6 are that double bedrooms must have a floor area of at least 11.5sqm, where a single bedspace room must have a floor area of at least 7.5sqm. The first-floor bedrooms would have an area of 10sqm and 7.5sqm, with the second-floor double bedroom being 12sqm. The property also provides the requisite amount of internal storage.

Overall, the proposed dwellinghouse would provide adequate internal space to residents, with bedrooms benefitting from a good access to light, with the building being dual aspect. It is therefore considered that the proposal would be compliant with policy in terms of living conditions of occupants.

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.

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 the amenity of neighbouring residents.

The proposed dwelling would largely occupy the footprint of the existing single-storey garage structure, with a rear projection extending approximately 2.24m beyond the main rear wall to accommodate the kitchen. This element would be positioned approximately 1.4m from the boundary with No. 37 Forest Gardens and, given its modest depth and single-storey form, is not considered likely to result in any material loss of daylight, sunlight, outlook or increased sense of enclosure to neighbouring occupiers.

To the rear, the site backs onto the railway corridor and is separated from the principal built form of No. 1 Woodside Gardens by approximately 6.5m. Given these circumstances, the proposal would not give rise to any material overlooking, loss of privacy or adverse visual impact on neighbouring properties.

Having regard to the scale, siting and design of the proposed dwelling, together with the surrounding pattern of development, officers consider that the proposal would not result in any unacceptable impact on the amenity of neighbouring occupiers. The proposal is therefore considered to accord with London Plan Policy D6 and Policy DM1 of the Development Management DPD.

Parking, Waste management, and Cycle storage

Local Plan Policy SP6 (Waste and Recycling) and Policy DM4 of the Development Management DPD require development proposals to make adequate provision for the storage and collection of refuse and recycling.
London Plan Policy T5 requires development to provide appropriate cycle parking, while Policy T6 seeks to minimise reliance on private vehicles and promote sustainable travel choices.

The submitted plans show provision for two 240-litre refuse bins within the front garden and secure storage for two bicycles within the rear garden, accessed via the side passage. Officers are satisfied that adequate provision has been made for refuse, recycling and cycle storage and that these arrangements accord with the requirements of the London Plan and local policy.

Given the scale of the proposal, comprising a single dwellinghouse, it would not be reasonable or necessary to secure the development as car-free. However, the proposed development would result in the removal of the existing vehicular crossover and the reinstatement of the footway and kerb, thereby allowing the creation of an additional on-street parking space. As a result, any parking demand generated by the development is anticipated to have a negligible impact on parking conditions within the surrounding area.

A condition will be imposed requiring arrangements to be made for the removal of the existing crossover and reinstatement of the footway prior to first occupation of the dwelling.

In addition, a Construction Logistics Management Plan (CLMP) will be required prior to the commencement of development to ensure that construction activities do not result in unacceptable impacts on the local highway network.

Accordingly, the proposal is considered acceptable in transport and highway terms and complies with the relevant transport, parking, waste and cycle parking policies of the London Plan and Development Management DPD.

Energy & Sustainability

Haringey Local Plan policy SP4 and DM policy DM21 encompass the aims of several London Plan policies, to require new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation.

Submitted with this application is an energy statement created by 'Achieve Green' which notes that the development achieves a 100% reduction in carbon dioxide emissions over the Part L 2021 regulations. To achieve this goal the site makes use of Solar PV Panels and an ASHP for space heating and electricity.

This is considered to be acceptable in line with relevant policies and appended to this decision are conditions relating to the submission of an energy strategy which confirms how the approved development shall be constructed to deliver on the 100% improvement in carbon emissions, inclusive of an assurance that the Solar PV equipment and heat pump will be brought into service prior to first occupation of the site. Additionally, a condition is imposed requiring submission of details for approval by the LPA of living roofs included with the application.

Subject to conditions imposed the proposal is considered to be acceptable in sustainability terms.

Biodiversity Net Gain

From 6th August 2026 the requirements for BNG were altered, removing the self-build exemption for small scale or custom build developments, and instead sites with an area of 0.2 Hectares or below are exempt.

This site has an overall area significantly less than 0.2 hectares and is therefore exempt from BNG.

Conclusion

The proposal is considered acceptable in principle and in land-use terms, involving the redevelopment of previously developed land currently occupied by a building. The position, scale, massing, detailing and alignment of the proposed dwelling are considered appropriate, with the development appearing subordinate to neighbouring properties and integrating satisfactorily within the surrounding streetscene.

Although the site is relatively constrained in size, the proposed development, arranged over three floors, would provide an acceptable standard of accommodation for future

occupiers. Furthermore, the proposal would not result in any unacceptable harm to the living conditions or amenity of neighbouring residents.

The development is also considered acceptable in terms of transport, energy and sustainability considerations.

All other relevant policies and material planning considerations, including equalities impacts, have been taken into account. Planning permission should therefore be granted for the reasons set out above.

5. 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 on the plans, the Mayoral CIL charge will be £5,169.66 (71.09sqm x £72.72) and the Haringey CIL charge will be £4,282.46 (71.09sqm x £60.24) ((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.

5. RECOMMENDATION

GRANT 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 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: 2602-02-05 REV_C, 2602-02-04 REV_C, 2603-02-03, Energy Statement

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

3 Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

a) Detailed elevational treatment;
b) Detailing of roof and parapet treatment;
c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10),

which shall include a recess of at least 115mm;
d) Details of entrances and porches which shall include a recess of at least 115mm;
e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
f) Details of balustrading;
g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
h) Any other external materials to be used,

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development herby permitted and together with a full schedule of the exact product references for all materials.

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

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 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.

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 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to occupation of the development 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 and Policy 5.17 of the London Plan 2021.

6 The development hereby approved shall be constructed in accordance with the Energy Statement by Achieve Green (dated August 2026) delivering a minimum 100% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pump (ASHP) and a minimum 4 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:

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

- Confirmation of the necessary fabric fficiencies to achieve a minimum 13% reduction, including details to reduce thermal bridging;

- 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;

- 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)

- 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 3 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 above ground works, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs 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. The submission shall include:

I. A roof plan identifying where the living roofs will be located;

II. A section demonstrating substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;

III. Details on the range of native species of (wild)flowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); and

IV. Management and maintenance plan, including frequency of watering arrangements.

The approved living roof shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.
Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

8 Prior to the commencement of above-ground works, details of all hard and soft

landscaping and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The details shall include hard surfacing materials, planting proposals, and all walls, fences, gates and other means of enclosure.
The approved landscaping and boundary treatments shall be implemented in accordance with the approved details prior to the first occupation of the dwelling, or in accordance with a timetable agreed in writing by the Local Planning Authority, and shall thereafter be retained. Any trees or plants which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory appearance of the development and to safeguard the character and visual amenity of the area, in accordance with Policy SP11 of the Haringey Local Plan and Policy DM1 of the Development Management DPD.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking, re-enacting or modifying that Order, no enlargement, improvement, alteration or extension to the dwellinghouse, including alterations to windows and doors, and no detached buildings/ other structures incidental to the enjoyment of the dwellinghouse shall be erected without the prior grant of planning permission from the Local Planning Authority.

Reason: To safeguard the character and appearance of the area, protect neighbouring amenity, and prevent the overdevelopment of this constrained site, in accordance with Policy D6 of the London Plan (2021) and Policy DM1 of the Haringey Development Management DPD (2017).

10 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

11 The rating level of noise emitted from the plant room and air source heat pump (ASHP) system hereby approved shall not exceed 37dB(A) 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.

12 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.

13 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. Only the approved details shall be implemented and retained during the demolition and construction period.
IX. Highway Dilapidation Survey (scope as agreed with Haringey Highways Officer)

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.

14 Prior to the first occupation of the development hereby approved, arrangements shall be made with the Highway Authority for the removal of the existing vehicular crossover serving the site, the reinstatement of the footway and kerb, and any necessary amendment to the Traffic Management Order to facilitate the use of the reinstated highway frontage for on-street parking. The cost of such works and associated legal processes shall be met by the developer. The approved highway works shall be completed, and any necessary Traffic Management Order amendment secured, prior to the first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice pedestrian or highway safety, to maximise the availability of on-street parking, and to safeguard the amenities of the area, in accordance with Policy DM33 of the Haringey Development Management DPD (2017).

15 The dwelling hereby approved shall be occupied only as a single dwellinghouse within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended), and shall not be occupied as a House in Multiple Occupation (HMO) or for any other purpose, including any other use within Class C4 or any sui generis HMO use.

Reason: To safeguard the stock of family-sized housing and maintain the established residential character of the area, in accordance with Policy DM13 of the Haringey Development Management DPD (2017) and the objectives of the Family Housing Protection Zone.

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: Community Infrastructure Levy

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 on the plans, the Mayoral CIL charge will be £5,169.66 (71.09sqm x £72.72) and the Haringey CIL charge will be £4,282.46 (71.09sqm x £60.24) ((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: 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.