DR UMUT KILIC
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COMMERCE ROAD
LONDON
N22 8ED

25 November 2026

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

Case Reference	**HGY/2026/1887**
Location	**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).**
Received	**6 July 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
01- EXISTING LOCATION AND SITE PLAN.pdf	The location plan	6 July 2026
05- PROPOSED ELEVATIONS AND SECTIONS.pdf	Elevation (Front) - Proposed	6 July 2026
Energy Statement		27 August 2026
2602-02-05 REV_C		24 November 2026
2602-02-04 REV_C		24 November 2026

Head of Development Management and Planning Enforcement
Planning Service

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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: 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.

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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

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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.

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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

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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;

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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.

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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: 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.

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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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