

MR LEONIDAS POLEMIS

SPROUGHTON, COURTENAY AVENUE, LONDON, N6 4LR

SUPPORTING PLANNING STATEMENT

NOVEMBER 2023

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1.0 INTRODUCTION

1. This Supporting Planning Statement accompanies a Full Planning Application for the demolition and replacement of the existing house on this site. It explains the planning aspects of the proposal.

The Application Package

2. The application is supported by the following reports, consistent with the helpful pre-app advice from the Council:
 - Design & Access Statement by Loki Architects dated November 2023;
 - Supporting Planning Statement prepared by Michael Burroughs Associates dated November 2023;
 - Heritage Statement by Stephen Levrant Heritage Architecture ("SLHA") dated November 2023;
 - Landscaping Plan /Urban Greening Factor by Loki Architects;
 - Part 1: BS: 5837 Tree Survey & Tree Constraints Plan Report prepared by Bartlett Consultancy dated August 2021;
 - Tree Constraints Plan prepared by Bartlett Consultancy;
 - Energy Strategy, Overheating Strategy and Sustainability Strategy by Eight Versa;
 - Desk Study & Basement Impact Assessment prepared by Jomas Engineering Environmental dated May 2023;
 - Flood Risk Assessment Drainage Strategy & pro-forma prepared by Eight Versa dated November 2023;
 - Construction Logistics Plan by Loki Architects dated October 2023;
 - Outline Fire Statement by Vemco Consulting dated September 2023;
 - Ecological Impact Assessment prepared by Eight Versa Limited dated October 2023;
 - Nocturnal Survey Report for Bats prepared by Indigo Surveys dated October 2023;
 - Flood Risk Assessment, Drainage Strategy & Proforma prepared by Eight Versa Limited dated October 2023;
 - Sustainability Statement prepared by Eight Versa Limited dated October 2023;
 - GLA Circular Economy Statement prepared by Eight Versa Limited dated September 2023;
 - Operational Waste Management Plan prepared by Eight Versa Limited dated September 2023;
 - Pre-Demolition Audit Report prepared by Eight Versa Limited dated October 2023;
 - Whole Life Carbon – RIBA Stage 2 prepared by Eight Versa Limited dated September 2023;
 - Energy Assessment prepared by Eight Versa Limited dated October 2023;
 - Overheating Analysis prepared by Eight Versa Limited dated September 2023; and
 - Copy of Community Involvement letter prepared by LOKI Architecture dated 12 September 2023.

3. The application plan numbers are:

Title	Existing	Proposed
-1 Basement		18 N64 A01/2.2
-2 Basement		18 N64 A02/2
GF	18_N64_AA1	18 N64 A1.2
1F	18_N64_AA2	18 N64 A2.2
2F	18_N64_AA3	18 N64 A3
Roof	18_N64_AA4	18 N64 A5
Front elevation	18-N64_C1-2	18 N64 EC1.2
Rear elevation	18-N64_C1-4	18 N64 EC3.2
N elevation	18-N64_C1-1	18 N64 EC2.2
S elevation	18-N64_C1-3	18 N64 EC4.2
Location Plan		
Site Plan	18_N64_00_1	18 N64 00 2/3
Landscape Plan		18 N64 LP2

2.0 CONTEXT

PRE-APP PRE/2023/0018

4. An initial pre-app meeting (ref. **PRE1003272**) took place on 2 February 2023 with James Mead (Senior Planning Officer), Richard Truscott (Design Officer) and Elisabetta Tonazzi (Principal Conservation Officer).
5. On 27 March 2023, a follow-up pre-app meeting took place with James Mead (Senior Planning Officer), Matthew Gunning (Team Leader), Richard Truscott (Design Officer), Suzanne Kimman (Climate Change Officer) and Elisabetta Tonazzi (Principal Conservation Officer) to discuss the significance of the existing house, the contribution it made to the character and appearance of the Conservation Area and the appropriateness of the proposed replacement. The written pre-app response in August 2023 (**Annexe 1**) made the following key points:
6. *First, the lack of significant heritage or architectural interest associated with the existing building means that the demolition and re-build could be acceptable (Para 3.8).*
7. *Second, with regards to the quality of the replacement dwelling, Para 3.14 says given the specific circumstances of this site, hidden from the public domain, not only by being at the end of a private road, but by the large and secluded nature of this site with high perimeter screening, there is much more freedom in design approach as opposed to following a specific context.*

8. Third, **Para 3.15** goes on to say *the amendments to the scheme are viewed to be successful and respectful of the chosen design approach, specifically addressing concerns about proportions. The siting, form and massing of the proposed building would also be respectful of landscape features important to the character of the site.*
9. The application plans above are the revised plans referred to in **Para 3.15**.

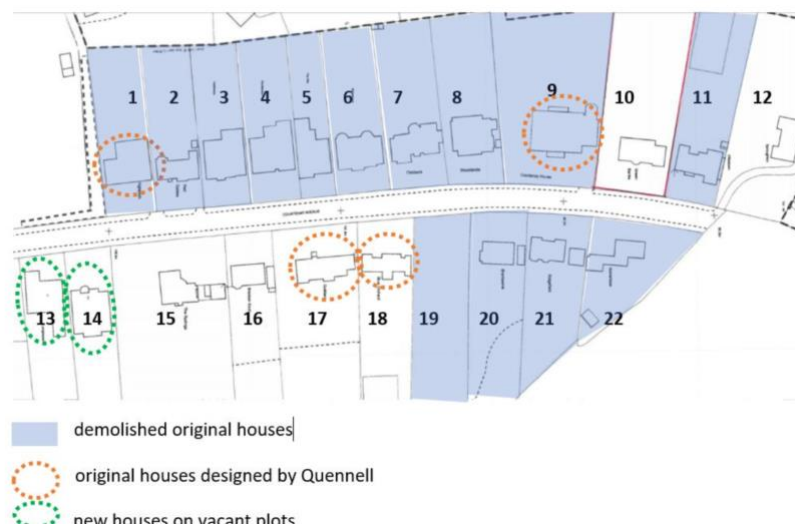
General Location

10. Sproughton is the last house at the north-west end of the private cul-de-sac Courtenay Avenue in the Bishops sub area of the extensive Highgate Conservation Area. The northern and eastern boundaries of the site adjoin the London Borough of Barnet.



11. There are no listed or locally listed buildings in Courtenay Avenue. The plan below shows that it has evolved considerably since the Conservation Area Appraisal was prepared in 2013. It shows that out of the 22 houses on the road, 14 have been demolished and replaced (blue) and the remainder have been substantially enlarged.

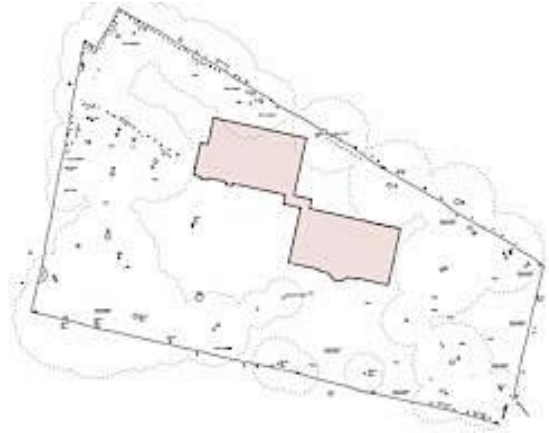
Plan of Courtenay Avenue showing the extent of modern redevelopment



Extract from Heritage Statement by SLHA dated November 2023

The Application Site

12. Sproughton is the last house at the north-west end of the gated cul-de-sac. It was built in the late 1920s, one of the earliest on Courtenay Avenue. The designer was Christopher Cooper, not an architect but CHB Quennell's draughtsman and collaborator.
13. It sits in a large plot of 0.48 ha/1.11 acres, double the average plot size on the rest of the road. This slopes down away from the road and as the photos below show, is screened by mature trees and undergrowth on all sides with an inconspicuous entrance.



14. The site plan above shows the house is in two linked parts. The eastern part is the main house - 2-storey, built of red brick and rosemary tiles, gloomy with a modern conservatory at the rear. It has an unusual orientation, being entered from the narrow space north of the house, at right angles to the site entrance and dominated by the mature trees along the northern boundary.
15. The western part is a later large single storey garage and swimming pool facilities with ancillary bedrooms in the roof. Neither building has great architectural merit.



The Entrance

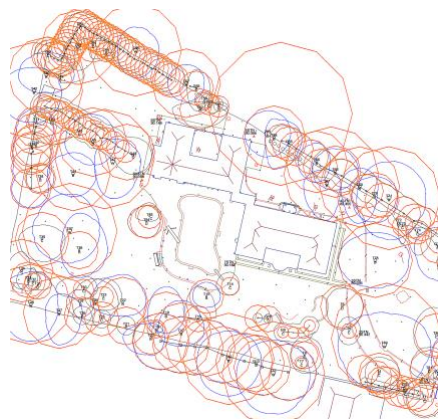


The Rear



The Pool Facilities

16. The site is below the level of the road and its immediate neighbour Hillsdown. The plan below shows there is plenty of mature planting away from the house and around the boundaries. It is invisible from the street and the neighbouring houses.



17. Thus, the setting and character of the house is significantly different to the others in the road. SLHA identify it as a neutral contributor to the Conservation Area, both because of its design and its public invisibility. Redevelopment of the site will not harm neighbours' amenity.

3.0 THE PROPOSED REPLACEMENT

18. This replaces the existing attenuated footprint with a more compact, east facing house that is clear of the Root Protection Areas of the principal surrounding trees, has a better entrance and makes better use of the garden. The footprint of the proposed basement extends beneath the patio where the swimming pool and garage were located.



19. The proposed house is a contemporary interpretation of the neo-classical style and would be an effective counterpoint to the recently developed neo-Georgian/Palladian Somerlease and Ridgfield opposite - if it could be seen at all. The entrance (east) elevation looks like this.



20. The north elevation facing the golf course is like this.



21. The main garden elevation is to the south.



22. The west elevation is below.



23. The evolution of the proposed design is described in detail in the accompanying Design and Access Statement, which also explains the exceptional measures proposed to ensure the proposed house is energy efficient. It explains the carbon considered construction, power management and operational energy requirements.
24. The proposal will be the first zero carbon dwelling in this sub-area of the Conservation Area. The superstructure of the house will be constructed out of cross-laminated timber panels (CLT), and hempcrete, a dried mixture of lime and woody fibres extracted from hemp, which have a very low embodied carbon and capture carbon in their growth. The facade will be finished with a lime-based render with natural white/cream pigments so as to allow the building fabric to breathe.
25. This contrasts with the existing 95-year-old house that lacks any measures of this type. The replacement dwelling will surpass all industry standard energy targets in the UK today.

4.0 RELEVANT PLANNING POLICY

26. Haringey's Development Plan comprises the London Plan (2021), the Strategic Policies (July 2017), Development Management Policies (July 2017) and the Highgate Neighbourhood Plan (July 2017). As this proposal does not raise strategic issues, the relevant policies that have been taken into account in drafting this proposal are as follows:

Haringey's Local Plan Strategic Policies 2013-2026

27. **Policy SP4 (Working towards a Low Carbon Haringey)** recognises over the lifetime of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The policy requires all new residential development to be zero carbon from 2016 onwards. The application demonstrates the current performance comfortably meets the Natural Carbon Solutions (NCS) protocol requirements for design stage Net Zero Carbon in Construction and Operations.

28. **Policy SP11 (Design)** requires all new development to be *of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.*
29. **Policy SP12 (Conservation)** ensures the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. In this case the relevant heritage asset is the Highgate Conservation Area.

Haringey Development Management DPD

30. **Policy DM1 (Delivering High Quality Design)** requires development proposals to relate positively to their locality, having regard to building heights and the form, scale and massing prevailing around the site. The proposal has been carefully designed to respect the established building lines and harmonise with the adjoining built development.
31. **Policy DM9 (Management of the Historic Environment)** supports *development that conserves and enhances the significance of a heritage asset and its setting.* It states *proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*
32. The proposal provides a zero-carbon high-quality design whilst preserving the character and appearance of the Conservation Area as a whole.
33. **Policy DM12 (Housing Design and Quality)** requires all new housing and residential extensions *to be of a high quality, taking account of the privacy and amenity of neighbouring uses and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.* The proposal fully complies with the national standards.
34. The application is accompanied by a Basement Impact Assessment that demonstrates the proposal can be constructed without harm to the built and natural environment and neighbouring amenity in accordance with **Policy DM18 (Residential Basement Development and Light Wells).**

Highgate Neighbourhood Plan

35. **Policy DH1 (Demolition in Highgate's Conservation Areas)** indicates *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.* SLHA agree the proposal has an appropriate design and scale and will preserve the street scene and the character of the Bishop's Sub-Area and the Conservation Area as a whole.

5.0 HERITAGE ISSUES

36. SLHA's heritage study concludes that there is no prevailing form or architectural style on Courtenay Avenue and Sproughton makes a neutral contribution to the character and appearance of the Bishop's Sub-Area and has a low heritage value.
37. It considers that the design of the new proposed dwelling will represent an innovative and high- quality design approach consistent with the context of the site and its surroundings that preserves the established character and appearance of the Conservation Area and particularly the Bishop's Sub-Area. As a result, the proposal will not harm the character and appearance of the Conservation Area, consistent with the spirit of local, regional and national planning policies and conservation principles.

6.0 IMPACT ON TREES

38. There are about 85 existing trees on site. The careful positioning of the replacement dwelling to the centre of the site minimises the impact on them.
39. It retains all category A trees. For maintenance purposes, the Arboricultural report proposes loss of 1 category B tree (T15), 11 category C trees (G3, T4, T8, G9, G10, T14, T16, T62, T80, T81, T85) and 3 category U trees (T6, T82 and T84). None of these are within the proposed footprint of the house.

7.0 CONCLUSION

40. The Council is respectfully requested to permit the planning application for the reasons set out above.

Annex 1

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Date of meeting: 02/02/2023

Thank you for attending the recent pre-application planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: Sproughton, 22 Courtenay Avenue, N6

Proposal: Replacement with a net zero dwelling.

Attendees:

- Steve Drew - mbaplanning
- Emma McBurney - Michael Burroughs Associates Limited
- Brigitte Clements – LOKI Architects
- James Mead- Senior Planning Officer
- Matthew Gunning – Team Leader
- Elisabetta Tonazzi – Principal Conservation Officer

1. SITE DESCRIPTION & PROPOSAL

- 1.1. The site, subject of this pre-application enquiry, is occupied by 2.5 storey red brick and red/brown tiled detached dwelling. The house sits in the centre of the site and is arranged in two volumes, with the living, recreation, accommodation and service areas spread between the two separated buildings connected by a small corridor.
- 1.2. This property sits at the end of Courtenay Avenue in a generous plot of measuring 0.48 ha / 1.11 acres in size, almost double the mean plot size found on the rest of Courtenay Avenue. The setting and character of the site is thus significantly different to the others found on the road. Specifically, the site is tucked away and not visible from the street, as well as below the level of the road and its immediate neighbour Hillsdown. The site has plenty of mature planting.

- 1.3. Adjoining this site to the north and west are detached residential properties falling within the borough of Barnet. Highgate Golf Club is situated to the east of the plot.
- 1.4. The subject property reflects the character of Courtney Avenue and the Bishops sub-area of the Highgate Conservation Area. The Highgate CA Character Appraisal (2013) provides no specific commentary on this property.

2. RELEVANT PLANNING POLICY

- National Planning Policy Framework (2021);
- London Plan (2021);
- Haringey's Local Plan Strategic Policies (2017);
- Development Management DPD (2017); and
- Highgate Neighbourhood Plan (2017).

3. COMMENTS ON PRE-APPLICATION SCHEME

- 3.1. In response to the plans/information submitted and having regard to the discussions at the pre-application meeting, the following advice and assessment is provided by officers.
- 3.2. The main planning considerations for such a proposal would be:
 - Design, Appearance & Heritage;
 - Trees, Landscaping & Biodiversity;
 - Basement Development;
 - Drainage & Flood Risk;
 - Standard of Accommodation;
 - Energy & Climate Change;
 - Transport.

Design, Appearance & Heritage

Demolition of Existing Building

- 3.3. The existing building was constructed in the 1920s and is not considered to be of notable historic or heritage interest. As indicated at the pre application meeting it has not been possible to exactly trace the architect responsible for designing/ building this property, however it is expected to be linked to Cooper, a draftsman who designed other houses on the road, alongside Charles Henry Bourne Quennell and his brother.

- 3.4. The architectural influence of Sproughton is Arts and Crafts, characterised by typical motifs such as deep, hipped roofs, arched windows and casements with mullion and transom as presented in the main building. The extension to the garage and service annexe undertaken in 1983 is of an Arts and Crafts style to broadly correspond with the main house, composing of red brick in Flemish bond.
- 3.5. The house is laid out in a different axis compared to the other houses on the rest of Courtney Avenue. The property is inherently in a discreet location, tucked away from public view, therefore having very limited to no streetscene context. The house in ways relates more to the residential character of Bishop's Avenue, located to the north-west.
- 3.6. The design and appearance of Sproughton it is accepted is of limited architectural and artistic interest. It represents however a small part of the history and evolution of the conservation area's development and resonates with the context to this part of the conservation area, namely that of Arts & Crafts Houses.
- 3.7. Notwithstanding this element of contribution, given the specific context of this site in question and the character and appearance of the conservation area as a whole, its loss in itself, would not be unduly harmful to the conservation area as a whole. Equally it is accepted that of the 22 houses on the road, 15 have been demolished and replaced or significantly altered and the remainder have been substantially enlarged.
- 3.8. The lack of significant heritage or architectural interest associated with the existing building means that the demolition and re-build could be acceptable. However, the replacement dwelling must be sensitively designed, so to ensure that the character and historic significance of the conservation area is preserved or enhanced, in line with London Plan Policy HC1, Local Plan Policy SP12 and DPD Policy DM9. Furthermore, Highgate Neighbourhood Plan.
- 3.9. Policy DH1 outlines that any proposed replacement, following demolition, should make a positive contribution to the CA. The supporting text to this policy also explains that new development should not make less of a contribution to the CA than that which it replaces. Therefore, clearly the acceptability of the intended demolition is reliant on the design quality of the proposed replacement dwelling.

Replacement Dwelling

- 3.10. The proposed replacement dwelling would be a two-storey building with a crown roof incorporating dormers, sitting in a similar location to the current building with an east facing aspect. The building would have a larger square shaped footprint compared to the current L shape, although it is accepted it would have a more compact footprint occupying approximately 10% of the site area.

- 3.11. The property would feature a large basement sitting below the footprint of the house and extending beneath the patio area where the swimming pool and garage were located.
- 3.12. The house is designed in the neo-Renaissance or neo-classical style, moving away from the more Arts & Crafts style prevalent in this part of the conservation area.
- 3.13. As explained at the pre-application Officer understand that the design approach chosen, that of facing materials, is strongly defined by energy efficiency and innovation reasons. Equally it is noted that in paragraph 63 of the NPPF advises that..."In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.
- 3.14. Given however the specific circumstances of this site, hidden from the public domain, not only by being at the end of a private road, but by the large and secluded nature of this site with high perimeter screening, there is much more freedom in design approach as opposed to following a specific context.
- 3.15. Insofar as the design of the proposed dwelling, it is accepted the amendments to the scheme are viewed to be successful and respectful of the chosen design approach, specifically addressing concerns about proportions. The siting, form and massing of the proposed building would also be respectful of landscape features important to the character of the site.
- 3.16. The Design and Access statements and drawings will need to demonstrate the scheme is based on the use of high-quality materials and be illustrative of detail proposed.

Trees, Landscaping & Biodiversity

- 3.17. As set out in the submission the garden is well-maintained and provides almost impenetrable screening from Courtenay Avenue with a mix of remnants of the Bishop's Wood, early elements including a pond, and more recent planting.
- 3.18. As shown within a Draft 'Arboricultural Implications Assessment Tree Protection Plan Report 'the scheme will require the removal of 15 trees and groups. of trees. This includes twelve individual trees and a further three groups comprising of an additional 8 specimens equating to a total 20.
- 3.19. The report outlines that the anticipated loss of the category C trees associated with this project will be effectively mitigated for with appropriate tree replacement planting, along with the introduction of a significant planting programme. This should be clearly demonstrated in plans supplied as part of the future planning application.

- 3.20. The applicant would be required to meet the London Plan requirements on urban greening and an appropriate plan/ detail that shows how the development meets these requirements would need to be submitted with any full planning application. The applicant should also consider whether any biodiversity measures such as bird boxes, insect hotels and native plant species can be integrated into the development proposal.

Basement Development

- 3.21. As part of the proposed replacement dwelling, it is proposed to construct a large basement. This would extend from the front of the new building, past the rear building line of the replacement dwelling and into the rear garden. The existing swimming pool would be replaced to allow construction of the basement.
- 3.22. The Council has a specific policy on Basement Development, DPD policy DM18, which requires proposals to demonstrate that they will not adversely affect the structural stability of neighbouring buildings; do not increase flood risk to nearby properties; avoids harm to the established character of the surrounding area and to not adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 ('Managing and reducing flood risk') also outlines the requirement of new development to manage and reduce surface water runoff.
- 3.23. Policy DH7 of the Highgate Neighbourhood Plan (2017) is equally relevant and 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.
- 3.24. While noting the application site has a current pool and there is basement development in the immediate area, it is also pointed out that Highgate has complex hydrogeological conditions. As discussed at the pre-application meeting the site has a water course running through the site. The site here is understood to lie within the surface water catchments of an unnamed tributary of the Dollis Brook, a tributary of the River Brent, part of which is visible within the adjoining Highgate Golf Course.

- 3.25. As such within an area where streams are known to flow, it is outlined that basement development may have the potential to divert and displace groundwater, meaning a need for early and careful consideration and mitigation of such impacts. As such in the case here a detailed Basement Impact Assessment (BIA) should be prepared in support of such an application, prepared in line with Camden's guidance noted in CPG4 introduced in early 2011 (Camden geological, hydrogeological and hydrological study).

Drainage & Flood Risk

- 3.26. The Council's Drainage Officer would be consulted on this application given it would fall within the category of a 'major application'. The requirement of a Flood Risk Assessment or sustainable drainage plans. Greenfield surface water run-off rates should be met. Detailed calculations are required that explain the proposed runoff rates and explain how rainwater attenuation and retention have been maximised.
- 3.27. Please see below a link to the copy of our SuDS Guidance and requirement for Technical Assessment for preparing the submission:

[Microsoft Word - Haringey SuDS Guide - Requirements for LLFA TA Issued Living Draft 11.03.2016 FINAL.docx](#)

- 3.28. You must submit a copy of the Council's drainage pro-forma with any planning application and this document is available on request.

Standard of Accommodation

- 3.29. The proposed scheme would clearly meet the space standards and private outdoor space requirements of London Plan Policy D6. Furthermore, all the habitable rooms within the replacement dwelling would be served by at least one window or opening. This would ensure that good levels of light would reach these spaces and acceptable outlook would be achieved for future occupiers. Any future proposal should again accord with the requirements of London Plan Policy D6, so to provide satisfactory living conditions. In addition, a future scheme should demonstrate that the proposed replacement dwelling would comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', in line with London Plan Policy D7.

Transport

- 3.30. This site is located to the northern end of Courtenay Avenue, adjacent to (on the western side of) Highgate Golf Club. It site has a PTAL value of 1b, which is considered 'poor' access to public transport services. Within the TfL walk distance criteria for calculating the PTAL value there is one bus service available from Hampstead Lane, which is a 6 minute walk away.
- 3.31. Courtenay Avenue is a private road and not Public highway. The connection to Haringey's public highway is to the south at Hampstead Lane. It is not within any of the Borough's formal CPZ's nor any of the Restricted Conversion Areas.

Transportation considerations

- 3.32. This development proposal is for a replacement house on an existing residential plot.
- 3.33. Overall, there will not be any adverse transportation impacts arising from it. With a 7 car basement parking arrangement, the property will be able to accommodate all cars off of the road here, and meet all of the parking demands generated, plus in addition to this Courtenay Avenue is not public highway and is privately owned.
- 3.34. There will need to be cycle parking provided to meet London Plan standards, a minimum of two spaces, and given the size and space at the plot it should not be difficult at all to provide secure, weatherproof cycle parking, for which full details will need to be submitted with any future application. Multiple cycle parking spaces and a high quality arrangement should be easily achievable here.
- 3.35. There should be no issues with waste and recycling collections with arrangements similar to other properties along this street being followed here.

3.36. The only other consideration here is the construction phase. Given the site's proximity to other residential properties, and the inclusion of a basement which will necessitate earthworks and multiple vehicle trips for the disposal of material, it is suggested that a Construction Method Statement or Construction Logistics Plan be required to accompany any future application. This should detail the following;

- Construction programme, work phasing and duration
- Number of construction vehicles predicted to visit the site
- Measures to manage vehicles (including booking of delivery slots to ensure no vehicles wait on the highway network and avoidance of the AM and PM peaks for deliveries and collections)
- Areas within the site for material storage
- Access arrangements for construction vehicles including vehiclerouting
- Any temporary arrangements proposed for the highway
- Measures to deal with any dust or debris nuisance

Sustainability and Carbon Reduction

3.37. As discussed at the pre-application meeting the commitment to a zero-carbon development is noted, however as there is a general presumption in favour of retaining existing buildings to reduce the embodied energy required to demolish, excavate and rebuild a building, it should be explained in the application as to why the existing building cannot be refurbished, remodelled, extended, and enhanced to improve its energy efficiency and reduce operational energy demand.

3.38. The application will need to be supported by an Energy Report. The development must fully consider a series of potential passive design approaches to reduce overall energy demand by balancing the need for 'active' heating and cooling measures such as central heating and air conditioning. Overheating must also be considered at an early stage to enable an appropriate design response and this can be achieved thorough utilising the Good Homes Alliance 'Early Stage Overheating Risk Tool' in Appendix 1 of the Energy Assessment Guidance (2020).

3.39. Please refer to Appendix 1 which outlines more detail guidance and requirements for the purposes of this application.

4. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all information.

The following information will be required for registration of the planning application in respect of this site:

1. A standard full application form – all sections must be completed signed and dated.
2. Planning application fee - £462.
3. Location Plan – Must be based on an up-to-date map, and should be at a scale of 1:1250. The site boundary should be identified in red, with a blue line drawn around any adjacent land owned by the applicant.
4. Existing Block Plan – Should show footprints of all existing buildings on site and should be at a scale of either 1:200 or 1:500.
5. Proposed Block Plan – Should show the footprint of the buildings as proposed and should be at a scale of either 1:200 or 1:500.
6. Existing Floor Plans & Elevations – Full floor plans and elevations of existing buildings at a scale of either 1:50 or 1:100. Street scene elevations should be provided showing the relationship with neighbouring buildings.
7. Proposed Floor Plans & Elevations – Full floor plans and elevations of proposed buildings at a scale of either 1:50 or 1:100. Street scene elevations should be provided showing the relationship with neighbouring buildings. Site sections should also be supplied.
8. Design & Access Statement (D&A)
9. Planning Statement
10. Heritage Statement
11. Landscaping Plan / Urban Greening Factor
12. Arboricultural Impact Assessment and Method Statement
13. Energy Strategy, Overheating Strategy and Sustainability Strategy
14. Basement Impact Assessment
15. Flood Risk Assessment / Drainage Strategy / Council's drainage pro-forma
16. Statement of Community Involvement
17. Construction Method Statement or Construction Logistics Plan
18. Fire Statement

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

5. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through several steps:

1. Validation/Checking
Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressing to ensure compliance with policy. If considered 'valid' and likely to be acceptable they are registered. Applications are only checked when an officer is available so there can be several weeks before an application is validated and checked.
2. Registration
The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.
3. Consultation (a minimum of 24 days following registration)
Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 24 days to comment on an application.
4. Decision
The planning service can deal with smaller applications under delegated powers (within 13 weeks) and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

6. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an approved inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

APPENDIX 1: FURTHER GUIDANCE ON ENERGY & CLIMATE CHANGE

Energy Assessment

The applicant should submit an Energy Assessment and a copy of the GLA's Carbon Emission Reporting Spreadsheet. These should confirm that the proposal meets London Plan Policy SI2 and Local Plan Policy SP4.

The report should clearly outline the baseline regulated and unregulated emissions, the Target Emission Rate (TER), Dwelling Emissions Rate (DER) for the residential homes, and the reduction in carbon emissions following the energy hierarchy (Be Lean, Be Clean, Be Green). The application should provide calculations for both SAP2012 and SAP10 carbon emission factors. A summary of the modelling work output (i.e. TER and DER worksheets) must be provided in an appendix for each stage of the energy hierarchy. The report should be written in line with current [2020 GLA guidance for energy assessments](#) (online). Please be aware that this guidance is due to be updated before 15th June, so please ensure your development complies with the most up-to-date guidance and policy requirements.

Be Lean

A 'fabric first' approach should be prioritised, aiming to achieve very high fabric efficiency standards with passive design. This should represent, at the minimum, a 10% reduction in carbon emissions for dwellings with SAP2012 carbon emission factors, in line with London Plan Policy SI2. Designs should integrate and aim for Passive House standards. This should be achieved through high levels of insulation and thermally efficient materials, good daylight levels, air tightness, good ventilation and low-energy lighting. Daylight levels should be maximised to reduce the need for artificial lighting.

Reports should include the Target and Design Fabric Energy Efficiency Standard (FEES) and aim for a maximum space heating and cooling demand for all uses of 15-20 kWh/m²/year.

Be Clean

The Energy Strategy should assess whether there are any (waste) heat sources or energy centres that the site could be connected to. The site is close to the North Tottenham Decentralised Energy Network (DEN) and Enfield's Energetik network and the site should investigate the opportunity for connection to the DEN when available. The applicant should liaise with the Council for the design and energy modelling regarding the DEN during the pre-application process. This will enable the delivery of the DEN, in line with London Plan Policies SI2 and SI3, Haringey Local Plan and Tottenham AAP.

Be Green

The Council's Policy SP4 requires 20% of the site's energy loads to be delivered via renewable technologies. The energy strategy should assess the feasibility and maximise the output of solar PVs, solar thermal, heat pumps and other renewable energy technologies to generate heat and electricity. The planning application must provide details of the seasonal efficiency, output, location and type of proposed technology. If proposing solar PV, the report should set out how the electricity generation will be used *on site* as far as possible, e.g. to power individual homes, communal areas and the heat pumps.

Be Seen

London Plan Policy SI2 requests all developments to 'be seen', to monitor, verify and report on energy performance. The GLA requires all major development proposals to report on their modelled and measured operational energy performance. This will improve transparency on energy usage on sites, reduce the performance gap between modelled and measured energy use, and provide the applicant, building managers and occupants clarity on the performance of the building, equipment and renewable energy technologies. Guidance can be accessed via the [GLA website](#).

Information needs to be submitted at the following stages:

1. Planning submission stage ([webform](#) now online)
2. As-built stage
3. In-use stage for five years

The applicant should install metering equipment on site, with sub-metering by dwelling. A public display of energy usage and generation should also be provided in the main entrance area to raise awareness of residents.

A post-completion Energy Statement will be secured through a S106 to confirm the scheme's performance against the targets. Within six months of completing construction works, 'As-Built' SAP/SBEM calculations must be submitted confirming the secured fabric efficiencies and energy provision measures have been delivered. The applicant will also confirm any shortfall that will need offset through the carbon offset contribution.

Carbon Offsetting

If the applicant does not achieve policy compliance of reducing 100% emissions on-site, the remaining emissions would need to be offset. The cost of offsetting is currently £2,850 (£95 per tonne over 30 years). The carbon price will be set at the most current price at the point of determination of the planning application (therefore taking into account any changes at the GLA or local level).

Overheating

London Plan Policy SI4 requires developments to minimise adverse impacts on the urban heat island, reduce the potential for overheating and reduce reliance on air conditioning systems. Through careful design, layout, orientation, materials and incorporation of green infrastructure, Local Plan Policy DM21 requires designs must reduce overheating in line with the Cooling Hierarchy.

There is risk of overheating in new development, particularly for vulnerable users. Passive shading and ventilation need to be designed into the scheme from the

outset for windows facing east, south and west. With potential noise and air pollution sources, or the potential for crime at ground floor flats, simple passive cooling (opening the windows) may not be a viable option.

As set out in the Energy Assessment Guidance, the applicant has to undertake a dynamic thermal model assessment in line with CIBSE TM59 for residential developments, using the TM49 Design Summer Years (DSY) for London. These incorporate the urban heat island effect and the severity of hot events in London. The report should also include the full GLA Domestic Overheating Checklist. Please follow Haringey's key overheating requirements (please follow [this link to the summary document](#)).

The applicant should:

- Model the proposed mitigation measures for all weather files and weather patterns: DSY1-3 for the 2020s, 2050s and 2080s time periods, in the London Weather Centre dataset;
- - Mandatory compliance with DSY1 for 2020s weather file (high emissions, 50% percentile);
 - Implement mitigation measures to comply as far as feasible for DSY 2 and DSY 3 (2020s weather file);
 - Propose mitigation measures as part of a retrofit plan for future weather files (DSY1 2050s and 2080s).
- Adequate noise/air quality mitigation measures must be in place to allow for natural ventilation. If this cannot be achieved and confirmed by specialists, the report must model two scenarios for these constrained dwellings: with open and closed windows.
- Ground floor and accessible habitable rooms depending on natural ventilation should have secure openings (in line with Building Regulations Part O).
- Model the following most likely to overheat rooms:
 - All single-aspect rooms facing west, east, and south;
 - At least 50% of rooms on the top floor;
 - 75% of all modelled rooms facing South or South/West;
 - Rooms closest to any significant noise and / or air pollution source, with windows closed at all times (with cross reference to the Noise and the Air Quality Assessments to demonstrate the most sensitive receptors);
 - Indoor communal corridors;
- Model heat losses from pipework and heat interface units in corridors and homes for community heating systems (further information available);
- Include annotated floor plans to show the modelled dwellings and rooms in context of the wider development and annotate all rooms with unique reference numbers that can easily be identified on floorplans.