



Officer Report

Application Number:	HGY/2023/1517
Application Type:	Full planning permission
Address:	189 Mount View Road, Hornsey, London, N4 4JT
Proposal:	New build 4-bedroom single family dwelling to the Rear of 189 Mount View Road
Case Officer:	Josh Parker
Valid Date:	29/06/2023
Applicant:	Mr and Mrs Liz and Simon Blain
Agent:	Tom Lacey

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 1.1 This is an application to erect a 4-bedroom single family dwelling to the Rear of 189 Mount View Road.

Site and Surroundings

- 1.2 The application site relates to part of the rear garden to No 189 Mount View Road, an end of terraced property located on the northern side of this road, next to a bend. The application site is located on the edge of Stroud Green Conservation Area. This is a large conservation area comprising a of number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings.
- 1.3 A large, flatted development (5 storeys) known as Chettle Court is located to the north/east of the site, outside of the conservation area. In between the grounds of Chettle Court and the garden of No 189 is an access way known as Highbank Way, which connects Mount View Road through to Ridge Road.

- 1.4 The rear garden to No 189 is very deep and is at odds with the rear gardens of Nos 169- 187 Mount View Road, which have smaller gardens and back onto a 1980s infill development of terrace houses.
- 1.5 To the west of the garden plot, which is to form the application site, there are the gardens of 3 terrace houses - Highbank Way No's 11-14. The gardens of these existing adjacent properties are elevated above the application site, with a retaining wall on this boundary approximately 3m higher than the level of the site. The application site is also approximately 1.5m above the level of the Highbank Way alleyway and would be lowered as part of the works here.

Relevant Planning and Enforcement history

- 1.6 The recent planning history in relation to the site is as follows:

There have been 2 pre-applications both to develop the rear of this site..

2. CONSULTATION RESPONSE CONSULTATION RESPONSE

- 2.1 The following were consulted on the planning application:

- LBH Design Officer
- LBH Building Control – State that:
 - Part H - Drainage Unclear regarding connections to existing drainage /Thames Water Unclear regarding flood resilience and routing surface water to suitable drainage systems.
 - Part B - Fire Safety and Requirement B5 (Access and Facilities for Fire Brigade) All above comments have been addressed below in the discussion.
- LBH Arboricultural officer – No objection
- LBH Waste Management- No objection
- LBH Transportation Group - No objection/ subject to conditions
- Thames Water

3. LOCAL REPRESENTATIONS LOCAL REPRESENTATIONS

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

No of individual responses: 0

- Objecting: 0

- Supporting: 0
- Representation: 0

4. MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the development;
2. Design and appearance;
3. Standard & quality of accommodation;
4. Inclusive access and fire safety;
5. Impact on neighbouring amenity;
6. Construction works;
7. Trees and landscaping;
8. Parking & transport
9. Energy & sustainability;
10. Waste and recycling.

Principle of development

Supply of housing

- 4.2 Providing additional residential unit is consistent in respect of Government, London and local plan policies in respect of increasing housing supply and higher levels of density in relation to accessible locations, with both the 2021 National Planning Policy Framework (NPPF) and new London Plan putting particular emphasis on 'small site' development.
- 4.3 Paragraph 70 of the NPPF (July 2023) recognises the importance of small and medium sized sites can make in meeting the housing requirement of an area, with these often built-out relatively quickly. Chapter 11 supports the effective use of land. Paragraph 135 seeks to secure development which is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 4.4 The considerable emphasis on the development of small sites for housing, coming forward, is also strongly supported by London Plan 2021. In specific the London Plan Policy H2 'Small sites' places great weight on the contribution that small sites with within 800m of a Tube or rail station are to make to delivering housing in London, with targets set for each borough.

Backland development

- 4.5 Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots and generally, back gardens have an established layout that form the context of the wider character and appearance of areas.
- 4.6 Officers consider that the introduction of a building of a subordinate nature to its neighbours, is an acceptable treatment to this large corner plot, and would be suitable use of the site. Importantly the dwelling would have a street frontage. The dwelling would be largely stepped into the topography towards the shared rear boundary with the neighbouring addresses on Highbank Way. While Stroud Green/Hornsey Vale is made up of good examples of Victorian domestic architecture, within the immediate surroundings there are a number of building types, as such allowing a more modern building to easily integrate.
- 4.7 Having regard to the proposal is considered acceptable in principle, but must be assessed against Part B of Policy DM7 and other relevant policy objectives, as discussed below.

Design and heritage

Policy overview

- 4.8 London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.
- 4.9 Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.
- 4.10 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

- 4.11 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Detailed design

- 4.12 The proposed development would be of a contemporary design and given the nature of the site, a subordinate structure of contemporary and high-quality design works in this instance, not being incongruous or harmful to the character and appearance of the conservation area.
- 4.13 It is noted the building footprint would occupy a relatively large amount of the site, but it is noted the volume is broken up and the development sunken into the site. Most of the development would be a linear single storey volume with a green roof, placed next to the retaining wall to the rear of No's 11-14 and lining up with the top of the existing wall. The double storey volume is placed in the north-western corner of the site.
- 4.14 The single storey element would be minimally visible from public vantage points and would not harm the sense of openness and views through to rear gardens of the Highbank Way and the walkway trimming the property. A large amenity area is present from the Mount View Road access which helps retain the sense of openness combined with the large green roof on the majority of the proposed structure.
- 4.15 To ensure that the development is of high quality and complements its surroundings, a number of matters relating to the detailed design of the building and the site remain to be agreed. These include external materials, further detail of hard and soft landscape works, the green roof.
- 4.16 In terms of impact on the character and appearance of the conservation area, a contemporary design solution is viewed to be acceptable, with this offering a contrast to the different developments nearby and with this preferable to a pastiche/reinvention of the Victorian housing stock in the area. The proposed palette of materials and a green roof would serve to soften and integrate the development into its surrounding, namely a garden setting.

- 4.17 Taking account of the nature of this site, the height of the proposed dwelling in relation to neighbouring buildings, the scale and height proposed would be compatible in context. Specifically, it is pointed out that most of the ground floor would be concealed by boundary treatment which enclose this and will remain post development.
- 4.18 A deep garden area would remain to the back of No 89 in keeping with the characteristic of the area, together with planted boundaries, which are noted as contributing positively to the character and appearance of the conservation area.
- 4.19 Consequently, in both spatial and visual terms the proposal would not have any significant impact on the character and appearance of the conservation area. The effect therefore is to leave the conservation area unharmed / preserved.

Standard & quality of accommodation

- 4.20 London Plan (2021) Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The government's 2015 'Technical housing standards - nationally described space standard' (NDSS) is also relevant.
- 4.21 In assessing the proposal against these requirements, the proposed unit would accord with the minimum unit size requirements. The minimum standards prescribed for individual rooms are set out within The London Housing Design Guide and the proposed rooms conform to these standards as shown on the floor plans with the dwelling meeting the minimum requirement as follows:

1 x 124 sq.m for a 2 storey, 4 bedroom, 8 person dwelling.

The proposed dwelling is for:

1 x 160 sq.m for a 2 storey, 4 bedroom 8 person dwelling.

- 4.22 The proposed dwelling would be dual aspect. As such, the proposal would provide sufficient adequate daylight and outlook for the occupants of the unit. The windows and blocks have been recessed from the boundaries in a manor

that allows all habitable rooms to get sufficient daylight through all levels. There would also be a section of amenity space at the front by way of a patio/garden area.

- 4.23 As such, the proposed development would provide a good standard of accommodation for the future occupiers of this unit.

Inclusive access and fire safety

- 4.24 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users.
- 4.25 In this particular case the dwelling would be compliant with Part M4(2). A WC will also be provided on the ground floor close to the entrance, which will be suitable for ambulant disabled use. A condition is attached to secure this. The proposal is therefore acceptable in regard to the policies outlined above.
- 4.26 Although acknowledging that fire safety compliance is a matter for Building Regulations, Policy D12 of the London Plan requires all major proposals to submit a Fire Statement. A Fire Statement has not been submitted here as this is a minor application, however given the backland nature of this site it is required that a fire statement be submitted once the technical and detailed design stage of this project has progressed.
- 4.27 While this issue can be reasonably dealt with under building regulations, the safeguard of imposing a planning condition provides further safeguards, as well allowing the LPA to consider any small design changes to the building/ site needed for the purpose of ensuring compliance.

Impact on the amenity of adjoining occupiers

- 4.28 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

- 4.29 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.
- 4.30 The building was revised from previous pre-application schemes, for which Officers had raised a number of potential amenity concerns. This has resulted in the building's bulk and envelope now being subordinate in nature and better responding to site conditions.
- 4.31 The western flank wall of the development would be erected close to the boundary with the gardens of No. 11, 12 & 13 Highbank Way. Whilst this is noted, the proposed development would only sit adjacent to the very rear part of the gardens to these neighbours, the building would largely be submerged, and the adjoining neighbours would look directly on to the green roofs. As discussed in the pre-application, the area of the neighbouring gardens is not the most sensitive to amenity impacts, when compared with spaces closer to the built form of the dwelling. As such, it is considered that the proximity of the development to the garden of Nos. 11, 12 and 13 would not result in undue harm to neighbouring amenity.
- 4.32 Chettle Court lies across the walkway behind large mature trees with this having a large separation distance from the proposed development. The addition of the dwelling would not introduce any material implications considering shading/sense of enclosure because of the separation and screening by the vegetation.
- 4.33 In relation to loss of privacy, there would be no windows facing directly towards neighbouring windows or garden areas, other than the two in the first storey bedroom which can be pragmatically managed by the means of blinds or something equivalent by the occupiers. As such, the proposal would not result in overlooking or loss of privacy to neighbouring occupiers over and above the existing site circumstances from existing residential units within the locality.
- 4.34 Overall, it can be demonstrated that there will be no adverse infringements on the amenity of neighbouring occupiers.

Construction/ structural impact of works

- 4.35 A structural report was submitted with the application to comment on the scope of the works in relation to the adjoining retaining wall and existing site boundary to Highbank Way alleyway and to understand geotechnical site conditions.
- 4.36 The report outlines that the work on the western side / next to the retaining are no greater than any ordinary development. Providing the construction process is carried out with good workmanship and following well engineered construction sequences using engineer designed temporary excavation support etc., the risk of damage to neighbouring structures can be minimised and mitigated.
- 4.37 Final detail of the methodology for constructing and the expected sequence of operations for construction will be overseen at the building control stage.

Trees and landscaping

- 4.38 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals. DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.
- 4.39 Three trees will need removing to facilitate the proposal along with a garden hedge and shrubs, with these not having high amenity value. There would be a minor impact to the PRA of a neighbouring pear tree, however this is very minor in nature. A condition is being imposed to secure necessary safeguards to trees during construction.

Parking and Transportation

- 4.40 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable
- 4.41 The subject site has a PTAL value of 3, which is considered 'good' access to public transport services. 4 bus services are accessible within 3 to 8 minutes' walk of the site, Haringey mainline station, (5 minutes) operating hours of 0830

– 1830 Monday to Saturday. It is not within any of the Borough's Restricted Conversion Areas.

- 4.42 While no parking is provided with this development it is likely that future occupiers of the unit will use sustainable modes of transport for many of their day to day journeys. Moreover, the site would only result in an increase of 1 no. residential unit. As such, the proposed development would not result in a significant increase in on street parking demand that would warrant refusal of the application.
- 4.43 A condition securing a construction management plan is being imposed to secure details in respect of the management of the construction process, following appointment of a contractor and the detailed design of this scheme, as well as to minimise impact on the highway network and adjacent neighbouring amenity.

Energy and sustainability

- 4.44 The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.
- 4.45 DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.
- 4.46 An Energy Statement produced by Archive Green has been submitted as part of the planning application. The statement, in addition to the other plans, drawings and supporting information have been reviewed by the Carbon Management Officer. The development would achieve an 66% reduction in carbon emissions over the baseline requirements within Building Regulations Approved Document Part L1A. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan guidance. The new dwelling would be designed with energy efficiency solutions incorporated into its construction, including solid wide cavity brickwork, double or triple glazing to reduce heat loss and maximise light penetration.

- 4.47 Conditions are being imposed requiring the development to be implemented in accordance with the Energy Strategy and supporting information, and for details of the air house heat pump and green/living roof to be submitted and approved prior to the commencement of development on site. Subject to compliance with these conditions, the development is acceptable from an energy and sustainability perspective.
- 4.48 In line with the Carbon Management Officer comments, a carbon offset contribution of £1,710.00 is also being secured to ensure the development is 'zero carbon'.
- 4.49 It is noted that in the comments provided by Carbon Management, they ask for more detail to be provided; however mindful of the scope of this application one house (a minor application), which falls well below the threshold of a major development for which policies SI 2, SI 4 and G6 of the London Plan 2021 are expressly written to address, there is no policy basis to require more information, as such meaning what is submitted is viewed to be proportionate.
- 4.50 The scheme is however designed in response to mitigation/ adaptation to climate change and to minimise carbon dioxide emissions, as reflected in the report submitted and figures provided.
- 4.51 In terms of broader issues of sustainability, the scheme is sustainable in terms of its location and access to public transport and facilities; it providing a high-quality environment and landscape setting for future residents to support health and wellbeing; in terms of water consumption which will be minimised with the requirement to provide a water butt on site; and lastly in its design of mitigating the loss of green cover through the provision of a green roof, which is viewed to be important here, to deliver over and above the use of the area of roof for PV arrays so as to respond to the backland setting of this site and to safeguard neighbouring amenity.
- 4.52 As such, it is considered that this proposal, a minor application, would comply with relevant policies and to be acceptable in terms of sustainable design and energy efficiency, subject to appropriate conditions to achieve the above as imposed.

Waste and recycling

- 4.53 DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All

proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

- 4.54 As per the detail submitted and reviewed by Waste Management there is provision for 3 x 240 litre wheelie bins which is adequate for a property of this size. The house will be eligible for kerbside collection for refuse and recycling, with the future residents being responsible to bring bins out for collection.

Conclusion

- 4.55 The position, scale, mass, detail and alignment of the proposed dwelling is considered to be acceptable. The character and appearance of the area is sufficiently preserve and in some ways enhanced by the proposal. The proposal will not cause unacceptable harm to the living conditions/ amenity of neighbouring residents.
- 4.56 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. CIL APPLICABLE

- 5.1 Based on the information given on the plans, the Mayoral CIL charge will be £11,637.36 (168sqm x £69.27) and the Haringey CIL charge will be £70,971.6 (168sqm x £422.45 (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 is be attached advising the applicant of this charge.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

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

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

2. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3. No above ground works shall take place until the following details of the buildings/ structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
 - a. particulars and samples of the materials to be used on the external faces of the buildings;
 - b. details of the elevations of the development (elevations, plans and cross-sections at scale 1:20) as well as typical details of the fenestration and entrances;
 - c. details and locations of down pipes, rainwater pipes or foul pipes and all external vents;

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

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Fortis Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

4. Full details of both hard and soft landscaping works, details of boundary treatment and details of the refuse and recycle enclosure shall have been submitted to and approved in writing by the Local Planning Authority.

The approved detail shall thereafter be carried out and implemented in strict accordance with the approved details, including landscaping in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan

2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

5. Prior to the commencement of development, 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 roofs 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).

6. Notwithstanding the Arboricultural Impact Assessment submitted prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of protection measures and techniques to be adopted for the protection of trees from damage during the course of any activity related to the development, including foundation design, shall be submitted to the Local Planning Authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) and thereafter implemented accordingly.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

7. Given the backland nature of the site a detailed fire statement shall be submitted to and approved in writing by the Local Planning Authority, developed and written in line with Fire Safety Building Regulations Approved Document B, and implemented thereafter, unless otherwise agreed first in writing by the Local Planning Authority.

Reason: To achieve the highest standards of fire safety and to minimise the potential fire risk in accordance with National Planning Policy Framework (2021) and London Plan Policy D12.

8. Notwithstanding the construction management plan submitted, no construction shall take place, other than site clearance, until a construction management plan for the proposed development has been submitted to and approved in writing by Local Planning Authority. The plan shall provide the following details:
- I. A programme of works (including measures for traffic management);
 - II. Vehicle routing and if any reversing 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 a construction compound including the siting of any temporary site office, toilets, skips or any other structure;
 - V The erection and maintenance of security hoarding where appropriate;
 - VI Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
 - VII Measures taken to ensure continued and safe access and movement for users of the pedestrian walkway that connects/ provides access from Mount View Road and High Bank Way and vice versa;
 - 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.

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.

9. Prior to the first occupation of the dwelling hereby approved the sustainability measures identified within the approved Energy Statement prepared by Achieve Green dated 21/06/2023 (securing a reduction in CO2 emissions equivalent to 45% of the baseline through the installation of an air source heat pump; mechanical and electrical specification that surpasses the requirements of Approved Document L1 2021 with combined energy efficiency measures leading to a reduction in CO2 emissions equivalent to 21% baseline) shall be implemented in full prior to the first occupation of the hereby approved development and retained thereafter into perpetuity, unless otherwise agreed with the Local Planning Authority.

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 Policy SP4 and DM22.

10. Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £1,710.00 to fund offsetting the remaining carbon emissions from this development.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

11. Details of the siting and any necessary screening of the air source pump(s) shall be submitted to and approved in writing by Local Planning Authority before installation. The noise level from the operation of the air source heat pump(s) thereafter approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump(s) result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

12. No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the

Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

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

13. The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site.

15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling houses hereby approved, including the insertion of or alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

INFORMATIVE: Naming & Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £11,637.36 (168sqm x £69.27) and the Haringey CIL charge will be £70,971.6 (168sqm x £422.45

(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.

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: Naming & Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE: Secure by Design

You are advised to review the Crime Prevention Officer's recommendations in developing the detailed design for this scheme, in relation to the following issues: external residential and individual entrance Door-sets, ground floor and accessible windows, bin lighting, storage, boundaries, climbing aids. See comments publish on the Council's planning portal in relation to this application.