



Officer Report

Application Number:	HGY/2023/2257
Application Type:	Householder planning permission
Address:	45 Cholmeley Crescent, Hornsey, London, N6 5EX
Proposal:	Erection of a single storey rear extension, consolidation and extension of basement, addition of lightwells to side and rear and associated external works
Case Officer:	Laina Levassor
Valid Date:	23/08/2023
Applicant:	Mr & Mrs Dmitry and Marina Podpolny
Agent:	Mr David Rieser

Site and Surroundings

- 1.1 The application site is located on the north-eastern side of Cholmeley Crescent, a horse-shoe shaped residential crescent located to the north-east of Highgate High Street, consisting of 1930's semi-detached properties. This property, along with many other properties in the Crescent, sits significantly above street level and has an elevated rear garden which slopes upwards.
- 1.2 The houses on the crescent show a variety of styles, with features including half timbering, tiled walls, casement windows, leaded windows, red brick and pebbledash. Most houses have retained the original doors and windows. The application site falls within Highgate Conservation Area.

The Proposal

- 1.3 This is an application for the following works:
 - Re-configuration of front garden area, introducing new stepped access steps with landscaping, and a bike and bin store underneath
 - New low boundary front wall with planters
 - New glazed front entrance with associated steel balustrade

- Proposed timber fence with timber door to side access, re-configuring stepped access
- Replacement side fenestration at ground and first floor level
- Introduction of small side lightwell
- Consolidation and extension of basement level with rear lightwell
- Erection of single storey rear extension
- Alterations to existing side and rear dormers, introducing a top rooflight on each and alterations to rear fenestration and removal of balcony projection/replacement with Juliet balcony on rear dormer
- one replacement rooflight and one new rooflight on rear roof plane
- Removal of garage front door, replacement with timber door and glazed sidelights

1.4 Additional drawings were submitted with this application, specifically to clarify points and address some concerns raised. Such additional drawings show:

- To the front the existing and proposed greenery has been highlighted on the revised drawings PL- A2.02 & PL- A4.01. More of the existing bush to the left-hand side has now been retained, and an additional planter has been added part-way across the frontage to define the edge more clearly and to increase the quantum of planting.
- To the rear the extent of area of paving beyond the basement extension/projection into the garden has been clarified.
- To understand conditions of light to the basement floor bedroom, a 25 degree angle test has been plotted.
- The large glazing on the front elevation associated with the converted garage has been changed. The proposal now incorporates a solid door to reduce the extent of glazing.

Relevant Planning and Enforcement history

1.5 The planning history in relation to the site is as follows.

1 - HGY/1990/1329

Address: 45, Cholmeley Crescent, London, N6 5EX, London

Proposal: Erection of roof extension to provide additional bedroom in roof space.

Received Date: 5 November 1990

Valid Date: 5 November 1990

Decision Date: 24 September 1991

Decision: Withdrawn

2 - HGY/2016/3226

Address: 45, Cholmeley Crescent, London, N6 5EX, London

Proposal: Introduction of new rooflights over the new loft conversion & stairwell, formation of two new dormers to the front and rear elevations (one with a Juliet balcony) with the style to match the existing adjacent neighbours, introduction of new

garage door to the relocated utility room and an enlarged rear opening to accommodate the new proposed open plan layout and internal refurbishment.

Received Date: 20 September 2016

Valid Date: 26 September 2016

Decision Date: 21 November 2016

Decision: Approve with Conditions

3 - HGY/2016/4102

Address: 45, Cholmeley Crescent, London, N6 5EX, London

Proposal: Creation of two new dormers to the second floor level located to the rear and side of the building. The rear flat roof dormer to include Juliet balcony. Insertion of three rooflights to roof and a new rose window on the front elevation. Existing external finish pebble dash to be replaced with new render.

Received Date: 12 December 2016

Valid Date: 12 December 2016

Decision Date: 2 February 2017

Decision: Approve with Conditions

4 - HGY/2023/2256

Address: 45 Cholmeley Crescent, Hornsey, London, N6 5EX

Proposal: Certificate of lawfulness for the proposed erection of an outbuilding in the rear garden.

Received Date: 18 August 2023

Valid Date: 18 August 2023

Decision Date: 21 September 2023

Decision: Refuse

2. CONSULTATION RESPONSE

- 2.1 The following responses below were received following consultation on the application:

Internal:

- 1) LBH Building control: Have reviewed the BiA for this application and can confirm that it meets your policy requirements.
- 2) LBH Conservation: Raise no objection to the application, ask that the works to the front, as per the amended plans, use brick to match existing and that the areas of soft landscaping be delivered.

3. LOCAL REPRESENTATIONS

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

Objecting: 15

Supporting: 0

5.2 The following local groups/societies made representations:

Highgate Society - Object on the following grounds (as summarised):

- Issues of potential flooding in this area and are based on results of measurements from one borehole over a limited period.
- Long Term Flood Risk map which clearly shows the risk of surface water flooding present in this location.
- Impact of a basement of this extent will displace ground water and surface water to adjoining properties with the possibility of waterlogging and damage to vegetation and trees in neighbouring gardens as well as damp problems to houses.
- Water run-off from the steep site will inevitably end up in the already overloaded sewage system/ neighbouring gardens.
- Basement and extension, extend considerably beyond the original line of the house.
- Increase sense of enclosure and impact on sunlight and daylight to No 47.
- Labelling of bedroom 4 at basement level is incorrect, this bedroom will provide extremely poor amenity for the occupant with an outlook onto a deep well. (Comment: Labelling corrected as per updated plans provided).

Highgate CAAC - Object on the following grounds (as summarised):

- Contemporary' glazing replacing garage doors and existing front door would cause harm to CA.
- Large area of paving unsightly (must be SUDS).
- Need indication of any alterations to front garden walls.
- New front steps should be softened. Only 3 small planters and one seems to be directly in front of bin store.
- Side lightwell would illuminate flank wall therefore unacceptable.
- Impact on neighbours each side re rear extension and Juliet balcony/ overlooking from Juliet balcony to rear dormer.
- Because of steep gradient may also affect neighbour in Somerset Gardens.
- Need to see before/after changes in ground levels in rear garden.
- Risk of flooding from Upper Cholmeley Brook.
- Excavation/regrading in rear garden could impact biodiversity.

5.3 The following issues were raised in representations and are addressed further on in this report or below:

Design & heritage

- Proposal should be considered in conjunction with the other application (HGY/2023/2256) for a large outbuilding within the rear garden of the site.

Considered together, the developments would be considered to be an overdevelopment, harming local amenity and character/appearance of the conservation area. (Officer comment: the certificate of lawfulness application HG/2023/2256 for the outbuilding was found to be unlawful and refused in September 2023).

- Circular window in front of roof apex is uncharacteristic alteration. (Officer comment: this is an existing feature).
- Whilst works to the frontage of the property are supported, the works should protect the two mature fruit trees during the excavation works and protect green boundaries of the site.
- The loss of green space resulting from the development will have adverse consequences for biodiversity and climate change/flood resilience.

Basement works

- Extension of the basement will disrupt the fragile water courses that flow through the back gardens of Cholmeley Crescent.
- Due to the streams running through Cholmeley Crescent and the high water table, the basement works will likely disrupt current movement of water which will be displaced elsewhere, likely affecting neighbouring properties, increasing risk of flooding, subsidence.
- There is no precedent for such a sizeable basement extension in the locality.
- The resultant spoil that would need to be displaced would cause traffic and disruption.
- There is concern with regards to the impact of the proposal on surface water flooding.

Neighbouring amenity

- Rear extension will result in overshadowing/loss of light to neighbouring property No. 47, both rear garden and internal areas.
- Juliet balcony should not be permitted as it would overlook the rear gardens of neighbouring properties.

Other

- There is no arboricultural assessment submitted with this application. Works could affect mature trees in locality.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Design and heritage;
2. Impact on neighbouring amenity;
3. Basement development;
4. Impact on trees.

Design & Heritage

- 6.2 DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.
- 6.3 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.
- 6.4 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.
- 6.5 Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH4 requires rear extensions to be subordinate to and complement the original dwelling. Policy DH5 requires proposals for roof extensions, dormers and rooflights to respect the existing roof form in terms of design, scale, materials and detail.

Rear extension

- 6.6 The proposed to the rear is for a single storey rear extension which would span much of the width of the host dwelling. The new extension would project 5m in depth from the original rear elevation, measuring 3.25m in height from ground level. Due to differing site levels, where measured from adjacent land of neighbouring No. 47, the height of the extension is 2.8m. The extension is to be constructed using natural stone with metal roof, door, and window details, considered to present a modernised addition which complements the form of the original building.

- 6.7 In relation to the rear elevation the extension is relatively deep, however not full width due to its splayed nature and overall low in height. As such it would appear subordinate as well largely concealed behind boundary fences.
- 6.8 With the retention of a large garden to the rear of this property, the extent of development with such a ground floor extension and patio area, is viewed to be modest and sensitive to the site in question and pattern of development in the surrounding area. As per the additional plans submitted the extent of the projection into the garden is made clearer and as well the plan show that there is no reprofiling of the garden area beyond the line of the rear patio.

Alterations to front elevation

- 6.9 In respect of the front of the property alterations include replacement of the existing entrance doors at ground and lower ground levels, the replacement of front access and side access steps with accompanying steel balustrades, the replacement of existing low walls with materials to match proposed steps, the erection of a timber fence with access door to the side elevation for rear access and concealed cycle/bin storage.
- 6.10 As reflected above amended plans were sought to secure some additional planting to the front, which it is accepted remain limited due to the constraints of the site, however better compared to current conditions. The fenestration to the lower ground floor was also altered as per the amended plans submitted.

Basement extension

- 6.11 This application also proposes the enlargement of the existing basement, matching the depth of the new proposed ground floor extension with associated lightwells. This aspect of the proposal is discussed in more detail further below in this report.

Alterations to existing roof dormers

- 6.12 Proposed to the side elevation dormer is the replacement of an existing window and new skylight to the roof. The works also see the removal and repositioning of existing flank elevation windows. The rear elevation dormer is altered with new glazing and a Juliet balcony, as well the addition of a skylight to the roof.

Impact on the character and appearance of the conservation area

- 6.13 In relation to the extensions and alterations as discussed above, the individual parts are considered acceptable and compatible in relation to this site, the pattern of development and the character and appearance to this property and part of the conservation area.
- 6.14 In the case here, the significance of the conservation area as a heritage asset lies more in the uniformity of these semi-detached properties. As such the fronts to these

properties contribute more to the significance of the conservation area as a heritage asset, while the rears have a more neutral effect, with these not being visible from public vantage points.

- 6.15 As discussed above in terms of the front and rear elevations, the extensions/ alterations are considered acceptable having minimal impact on the character and appearance of the conservation area, as such leaving it preserved. In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the conservation area, in line with the statutory test.

Impact on neighbouring amenity

- 6.16 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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.
- 6.17 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.
- 6.18 The Highgate Neighbourhood Plan Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.
- 6.19 The boundary wall/fence is shown on plan to be 2 metres from the garden level of No. 47 and 4 metres in extent. Whilst the proposed extension would be higher than this on the boundary, and would project an additional metre in depth, the level of outlook would not be reduced to an unacceptable level as a result of the introduction of such an extension in view of the current conditions. The extension would also not interrupt a line drawn at 45 degrees from the centre point of the adjacent glazed doors to the ground floor of No. 47, ensuring that an acceptable level of light would still be received from this window.
- 6.20 In terms of the Juliette balcony this would not harm privacy conditions, namely taking account of the existing situation of mutual degrees of overlooking from upper floor windows and taking account of the current level of glazing to this dormer.
- 6.21 The proposed rear extension and other associated alterations to the rear of the property would therefore not materially impact neighbour amenity in terms of conditions of light and outlook and privacy. Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

Basement development

- 6.22 DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.
- 6.23 The supporting text to policy DM18 outlines that in established residential areas basements are an increasingly popular way of gaining additional space in homes but that it is important that such development is carried out in a way that does not harm the amenity of neighbours, compromises the structural stability of adjoining properties, increase flood risk and that where appropriate, applicants will need to submit specific information to demonstrate that such issues have been addressed.
- 6.24 Policy DH7 of the Highgate Neighbourhood Plan (HNP) (2017) 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.
- 6.25 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it outlines and recognises that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impacts on the local environment and residential amenity.
- 6.26 The proposal is to extend the existing lower ground floor beneath the front half of this property to the full depth of the extended property and beyond underneath the patio area, projecting a maximum of 1.7m beyond the rear extension and tapering to 0.4m. The basement here will sit below the proposed paved area, the extent of which and projection into the rear garden has been clarified by way of an additional drawing. Given the significant size of this rear garden the extent of additional hardstanding on site is minor.
- 6.27 The basement will extend into the rear slope of the site given the differential between the ground levels between the front and rear of the site. There is approximately a 2m level difference between the ground levels to the front and rear of the property.

- 6.28 The new basement level will sit approximately 3.6m below the existing ground floor level. No excavation will be required below the existing basement/ lower ground floor, which remains as is.
- 6.29 As reflected above the proposal has given rise to a number of representations from both residents and amenity groups, concerning the basement works. As such while respecting that there are differences of opinions on specific issues concerning the creation of a basement extension, it is important to highlight that the role of the LPA is to conclude on whether adequate consideration has been given to the potential impacts of such works at the planning application stage. This is because other pieces of legislation, regulations, and codes of practice, also play a part in controlling basement development and further analyses of the ground conditions will be carried out to progress such a project to detailed design stage, specifically on appointment of a contractor and specialist engineer(s) to oversee such works.

Impacts associated with hydrogeology

- 6.30 The area here is known to feature some feeder streams, with route of the culverted Cholmeley Brook as indicated in the Haringey Council Strategic Flood Risk Assessment 2015, located close by. In the BIA it is stated that anecdotal information from the client indicates that in extreme wet weather surface water can impact on the rear of the property
- 6.31 A Basement Impact Assessment (BIA) and Ground Investigation Factual Report prepared by Maund Geo-Consulting have been submitted with this application, as well as a Structural Method Statement prepared by SD Engineers. Such reports assess the hydrogeology, hydrology and ground and stability conditions of the site, as well as explain how this extension would be built.
- 6.32 The BIA outlines that site-specific ground investigations were undertaken comprising of Borehole findings and trial digs to understand conditions of the site. As set out in the BIA it is explained that ground conditions to the site consist of a layer of Made Ground of gravelly clay composition to a depth of approximately 0.35m which overlies soft to firm silty fine sandy clay of the Claygate Member of the London Clay Formation to a depth of 5.45 m bgl. Groundwater was not encountered during the ground investigation to a depth of 5.45m bgl, however subsequent monitoring on three occasions after the investigation indicated groundwater in at a depth of 0.75m bgl. The difference between the figures here is viewed to be representative of surface water infiltration rather than the true groundwater table and any infiltration of this.
- 6.33 The ground conditions to the site are considered to be a non-productive strata of very low permeability, with this not designated as an aquifer as per the Environment Agency (EA) guidelines. Due to the low permeability characteristic of the Claygate formation groundwater flow will be very slow and not viewed to be impeded by the basement construction, which in the case here sits at the same level as the existing basement and

garage, given the differentials between the front and back of the site, which are in turn higher than street level.

- 6.34 While, as reflected above and explained in the BIA, accepting the presence of groundwater within the rear garden, the siting and presence of a basement underneath the proposed rear extension and part of the patio area, and to the back of the current lower ground floor is viewed to have negligible impact for such groundwater flow/conditions. The BIA does accept that drainage measures will be required with the construction of this basement to prevent downwash from the garden area during heavy rainfall. In the BIA reference is made to possible use of cutoff drainage from the slope of the rear garden to prevent surface water impacting the proposed basement as well as waterproofing of the basement structure, matters which would need to be looked at the detailed building stage and for the purpose of meeting Building Regulations.

Surface water flooding

- 6.35 In respect of surface water flooding the site is not in an area of risk, as per Environmental Agency Maps. As explained above the proportion of additional hard surfaced areas to the back of this property is not significant, with the site here still benefiting from a very large garden as such providing ample space for water recharge to the underlying ground.

Ground movement/ structural stability

- 6.36 The BIA provides information in relation to ground movement and land stability and consider impact in relation to the adjoining property No 47 and the neighbouring property No 45. In respect of No 47 this has a partial basement at the same level, as well as a swimming pool and rear extension inside the boundary line of this property. No 43 is not attached and instead located further away and at an angle relative to No 47.
- 6.37 The details submitted confirm that the new area of basement will be constructed using contiguous piled wall to the rear and underpinning the existing party wall and existing shared garden wall down to formation level. To limit movement, this will be carried out in the sequence as shown indicatively in SD Engineers' drawings. Once the contiguous piled wall has been constructed, a capping beam will be constructed at ground level.
- 6.38 The proposed underpins and piled wall are to provide a vertical support to the existing / proposed superstructure above, maintaining the existing load path and will also have a retaining function, supporting the horizontal forces imposed by soil pressure. In terms of heave movement, analysis within the BIA considers the short-term undrained movements and long-term drained movements.
- 6.39 The BIA sets out that the risk of damage with the works and associated movement in terms of the Burland Scale Category to be less than 1/ 'very slight' in respect of Nos. 43 and 47 Cholmeley, as such meeting the requirement of the HNP, discussed above.

The BIA outlines that a formal monitoring strategy should be implemented on site in order to observe and control ground movements during construction.

- 6.40 Equally it is pointed out that the main building here is being retained in its entirety with the onsite control of the construction process therefore to be carried out to maintain the structural integrity of the building as well as neighbouring properties.
- 6.41 Overall it is viewed that the formalised approach to identifying the potential risks associated with the basement works (the BIA process) has been followed here, considering in detail the conditions of the site, the effect on neighbouring properties as well as the proposed methodology and sequence for constructing this basement extension, with this being acceptable for the purposes of complying with the policies outlined above.
- 6.42 As secured by way of a planning condition a suitably qualified engineer will need to oversee the basement works and detailed design of this project will need to ensure the requirement of Burland Scale 1 are met. The imposition of such conditions as well as the safeguards associated with other areas of legislation serve to identify and control the nature and magnitude of the effect on neighbouring properties associated with the works here, as such complying with the policies outlined above.

Impact on trees

- 6.43 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. Policy OS2 of the HNP states that there should be no net loss of trees as a result of development and pro rata replacement will be expected where trees are removed.
- 6.44 No trees will be felled as part of the proposed basement development. To the rear of the property the closest tree is approximately 9m from the rear of the proposed basement. However, this tree is approximately only 4m in height. The distance of such works relative to such trees means that no Arboricultural Report or Method Statement is required.
- 6.45 As per the additional plans provided it is shown that a large rear garden would be retained to the back of this property, ensuring space for planting and biodiversity, important to the character of such housing and this area.

Conclusion

- 6.46 The proposed extensions and alterations are considered acceptable in design terms, in terms of the appearance of the dwelling and in relation to the adjacent dwellings and the character and appearance to this part of the conservation area, leaving it preserved. The extensions and alterations would also not affect the amenities of adjoining

neighbours. The basement extension is considered acceptable subject to the imposition of conditions imposed.

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

7. CIL APPLICABLE

- 7.1 The additional floorspace is less than 100 square metres and as such is not liable for CIL.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Subject to the following conditions:

Conditions:

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| 1 | <p>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.</p> <p>Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.</p> |
| 2 | <p>The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> |
| 3 | <p>The materials to be used in the development shall be carried out in accordance with the details as outlined in the drawings and application form, with the brick to be used in relation to the works to the front to match in colour, size, shape and texture those of the existing building, unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Harin ge y Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.</p> |

4	The identified areas for additional planting to the front of the site shall be landscaped accordingly in the first planting season after completion of the works hereby approved or before the completion of the works, with any plant(s) that dies, is removed or becomes damaged or diseased within a period of five years from planting, being replaced and maintained thereafter. Reason: In order to maintain a suitable setting for this house and in the interests of visual amenity and preserving the character and appearance of the Conservation Area, consistent with Policies G7 and HC1 of the London Plan 2021, Policies SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM34 of The Development Management DPD 2017, as well as the Highgate Neighbourhood Plan.
5	The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body and to oversee that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works. Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.
6	Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period. Reasons: 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.

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.