

Mr Ali Hassan
Grove Hall Court
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Hall Road
London
NW8 9NR

16 February 2024

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

Case Reference HGY/2023/1602
Location Land adjacent to 38 Coleraine Road, Wood Green, London, N8 0QL
Proposal Received Erection of a new build end of terrace 3 bedroom dwelling.
19 June 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
SiteLocation.json	Site Location GeoJson	19 June 2023
Land Adj of 38 Coleraine Rd 20230506PL01R00Existing Block Plan.pdf	Block plan of the site	19 June 2023
Land Adj of 38 Coleraine Rd20230506PL05R00Proposed Floor PlansProposed Section AA Proposed Rear Elevation.pdf	Elevation (Front) - Proposed	19 June 2023
Land Adj of 38 Coleraine Rd 20230506PL02R00Proposed Block Plan.pdf	Additional plans	19 June 2023
Parking Survey Report - 38 Coleraine Road, Wood Green, London, N8 0QL		16 February 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (11)

- 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 approved plans comprise drawing no: Design and access statement (21115) dated 26/07/2022, Dust Report Version 1, dated August 2022 prepared by Kias Services Ltd, EX-00 P-01, EX-01 P-00, EX-02 P-00, EX-03 P-00, EX-04 P-00, EX-05 P-00, Lifecycle Co2 analysis and case for demolition dated 28/07/2022, prepared by Ross Standaloft, Energy Statement dated 28/07/2022 prepared by Ross Standaloft, LP-00 P-00, PA-00 P-02, PA-01 P-02, PA-02 P-02, PA-03 P-02, PA-04 P-02, PA-05 P-02, PA-06 P-02, PA-07 P-02, Planning Statement dated July, prepared by SM Planning, Construction Management Plan (CMP) rev 01, 1 RINGWOOD AVENUE, LONDON, N2 9NT: LANDSCAPE PLAN, FRONT GARDEN, HGY.2022.2076. Ringwood 1. alt TPP.

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 building 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;
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 the area is preserved, consistent with Policies SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

- 4 Full details of both hard and soft landscaping works and details of boundary treatment 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 The residential unit hereby approved shall be designed to meet Part M4 (1) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

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

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the building (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

- 7 Prior to the commencement of works on site, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the development will work towards achieving zero-carbon requirement with high fabric efficiencies and a low-carbon heating strategy. It shall set out the percentage reduction in CO2 emissions in comparison with total emissions from a building which complies with Building Regulations 2013 Part L (with SAP10 carbon factors). It shall include technical specification and seasonal efficiencies of the proposed a low-carbon heating strategy, mechanical ventilation with heat recovery and solar photovoltaic panels.

The measures in the final agreed energy strategy shall be installed prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

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.

- 8 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;

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 Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities and details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation of the development. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and to promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

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

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

- 11 Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities and details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation of the development. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and to promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Informatives:

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: 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: Community Infrastructure Levy (CIL)

Based on the information given on the plans, the Mayoral CIL charge will be £7,850.37 (113.33sqm x £69.27) and the Haringey CIL charge will be £25,976.37 (113.33sqm x £229.21). This will be collected by Haringey after the scheme is 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: Haringey Highways

The applicant should contact Haringey Highways prior to start of demolition / construction works to undertake and agree a highway dilapidation survey. In addition, it may be necessary for the existing vehicular crossover to be strengthened to allow hgv's (grab lorries / skips etc) to access the site. The applicant will be responsible for cost of all such works / repairs that are deemed necessary.

INFORMATIVE: 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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting

- the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.