

Max Plotnek
31
Howden Road
London
SE25 4AS

4 March 2024

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

Case Reference HGY/2022/4411
Location Lynton Grange, Fortis Green, Hornsey, London, N2 9EU
Proposal Demolition of 20 x existing garages on-site and erection of 5 x two-storey residential units with associated landscaping, parking, refuse and cycle storage.
Received 13 December 2022

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
221207_LyntonGrange_DaS_Part5.pdf	Design and access statement	13 December 2022
1073-LYG-PR-SC-01-Section A-A.pdf	Additional plans	13 December 2022
1073-LYN-EX-GA-00-Existing Site Location Plan.pdf	The location plan	13 December 2022
Lynton Grange StatementCommunityInvolvement.pdf	Statement of community involvement	13 December 2022
221207_LyntonGrange_DaS_Part4.pdf	Design and access statement	13 December 2022
1073-LYG-PR-EL-00-Proposed South and North Elevations.pdf	Elevation (Front) - Proposed	13 December 2022
1073-LYG-PR-EL-01-Proposed East and West Elevations.pdf	Elevation (Front) - Proposed	13 December 2022
1073-LYG-PR-EL-02-Proposed Terrace Row East and Detached Unit West Elevations.pdf	Elevation (Front) - Proposed	13 December 2022
1073-LYG-PR-GA-00-Proposed Ground Floor Plan.pdf	Floor plan	13 December 2022
1073-LYG-PR-GA-01-Proposed First Floor Plan.pdf	Floor plan	13 December 2022
1073-LYG-PR-GA-02-Proposed Roof Plan.pdf	Roof Plan - Proposed	13 December 2022
1073-LYG-PR-SC-02-Section B-B.pdf	Additional plans	13 December 2022
1073-LYG-PR-SK-00-Refuse and Cycle Store.pdf	Additional plans	13 December 2022
1073-LYN-EX-GA-01-Existing Site Plan.pdf	Site Levels Plan -	13 December 2022

1073-LYN-EX-SC-00-Existing South Elevation.pdf	Existing Elevation (Front) - Existing	13 December 2022
1073-LYN-PR-GA-00-Proposed Site Plan.pdf	Block plan of the site	13 December 2022
221207_LyntonGrange_DaS_Part1.pdf	Design and access statement	13 December 2022
221207_LyntonGrange_DaS_Part2.pdf	Design and access statement	13 December 2022
221207_LyntonGrange_DaS_Part3.pdf	Design and access statement	13 December 2022
221207_LyntonGrange_DaS_Part6.pdf	Design and access statement	13 December 2022
221207_LyntonGrange_DaS_Part7.pdf	Design and access statement	13 December 2022
22-01163 - Daylight Sunlight Study Within Analysis Report -Lynton Garages.pdf	Daylight or sunlight assessment	13 December 2022
22-01163 - Signed - Daylight Sunlight Amenity Neighbouring Study for Capstone Limited - October 2022.pdf	Daylight or sunlight assessment	13 December 2022
MJ Planning Lynton Grange SSM Calc Metric Table 091222.xlsx	Biodiversity survey and report	13 December 2022
MJ Planning Lynton Grange SSM Calculation Report 091222.pdf	Biodiversity survey and report	13 December 2022
S909-J1-IA-2 Tree Survey Land to the rear of Lynton Grange.pdf	Tree survey	13 December 2022
Report Fortis Green Mews Ltd PRA 111022.pdf	Biodiversity survey and report	13 December 2022
23047_Energy & Sustainability Statement.pdf	Sustainability appraisal	13 December 2022
2022.12.09_HeritageImpactAssessment.pdf	Heritage statement	13 December 2022
JDL-Lynton_Grange-100L-Landscape Plan.pdf	Landscaping details	13 December 2022
JDL-Lynton_Grange-500L-Materials Sheet.pdf	Landscaping details	13 December 2022
JDL-Lynton_Grange-UGF_Report.pdf	Landscaping details	13 December 2022
JNY11510-01 Transport Statement - Final.pdf	Transport assessment	13 December 2022
230209_1073_LyntonGrange_Proposed First Floor Plan_Windows		15 February 2023
MUK10092 - Land at Lynton Grange Fire Statement (Issue 01)		16 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (19)

- 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 not take place until detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials concerning the following have been submitted to and approved in writing by the local planning authority:
 - a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of entrances and porches which shall include a recess of at least 115mm;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - f) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - g) Any other external materials to be used,
 - h) Details of the cycle store and enclosures and screening of the recycling containers and refuse bin enclosure; &
 - i) Details of the secure, covered cycle parking in respect of the rest of the site.

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 Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include details of hard surfacing materials (permeable hard-landscaping), details of planting with a schedule of species and detail of aftercare.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the buildings 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);
- iv) Relationship with photovoltaic array; and
- v) 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 Prior to the first occupation of the development hereby approved a detailed refuse management plan for provision of refuse and waste storage and recycling facilities and a suitable management plan for how the collection of bins shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented 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.

- 7 Tree protective measures shall be implemented in accordance with the Arboricultural Tree Survey, prepared by John Cromar's Arboricultural Company, including implementation of the accompanying Arboricultural Method Statement and Tree Protection Plan, in Accordance with BS 5837:2012 and prior to commencement of any development, site works or clearance and thereafter maintained and retained until the development is completed. Within the root protection areas no materials, plant, machinery or surplus soil shall be placed or stored thereon.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual and amenity.

- 8 The dwellings shall not be occupied until the cycle parking space have been laid out within the site in accordance with the approved plans and thereafter the space shall be permanently retained for that purpose.

Reason: 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.

- 9** No development shall take place until a Construction Management Plan, to include details of:

- 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 any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
- V. The erection and maintenance of security hoarding where appropriate;
- VI. Parking of vehicles of site operatives and visitors;
- VII. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
- VIII. Contact details for the Site Supervisor responsible for on-site works; have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

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.

- 10** Before the occupation of the residential units hereby permitted full details of any external lighting have been submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with such approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 11** The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement by the PES (dated 20/10/2022) delivering a minimum 76.54% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 11 kWp solar photovoltaic (PV) array.
- (a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to and approved by

the Local Planning Authority. This must include:

- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)
- Specification of any additional equipment installed to reduce carbon emissions.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation has been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

- 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 noise level from the operation of the air source heat pump hereby 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 results 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.

- 14** Notwithstanding the plans hereby approved, the first-floor rear windows on the on the elevation facing Twyford Avenue properties shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7 metres. This specification shall be complied with before development is occupied and thereafter be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of neighbouring occupiers and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 15** The dwellings hereby approved shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

- 16** 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.

- 17** Before development commences other than for investigative work:
- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
 - b. Using this information, a diagrammatical representation (Conceptual

Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 18** 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.

- 19** 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.

Informatives:

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 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 £13,854.00 (200 sqm x £69.27) and the Haringey CIL charge will be £84,490.00 (200sqm x £422.45). 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: 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: 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.

- 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.