



Officer Report

Application Number:

HGY/2023/3351

Application Type:

Full planning permission

Address:

Oak Lawn, Compton Avenue, Hornsey,
London, N6 4LB

Proposal:

Demolition and replacement of the existing house.

Case Officer:

Ben Coffie

Valid Date:

18/12/2023

Applicant:

Mr Vladimir Skiguine

Agent:

Miss Rebekah McCullough

1. Site location

- 1.1 The application site is located on the eastern side of Compton Avenue and is known as Oak Lawn, a 2.5-storey red brick detached dwelling set back approximately 18m from the street. Oak Lawn is a symmetrical building originally designed in the inter-war Free Style. The original house has been unsympathetically extended. While its general form and scale is broadly consistent with the original styles in the area, the later additions and detailing erode this character.
- 1.2 Highgate Golf Club is situated within close proximity to the north of the site. The subject property reflects the character of Compton Avenue and the Bishops sub-area of the Highgate Conservation Area. The Highgate CA Character Appraisal (2013) provides no specific commentary on this property.

2. Description of Proposal

- 2.1 This application proposes the demolition and replacement of the existing house on site, with as explained further on in this report consent previously been granted for its demolition which this still being an extant consent.

3. Relevant Planning and Enforcement History

- 3..1 The relevant planning and enforcement history of the site is outlined below:

HGY/2016/1930,

Address: Oak Lawn, Compton Avenue, London, N6 4LB

Proposal: Demolition and replacement of the existing house,

Decision Date: 7 October 2016

Decision: Approve with Conditions

HGY/2019/3206,

Address: Oak Lawn, Compton Avenue, London, N6 4LB

Proposal: Certification that the consented development under planning permission HGY/2016/1930 was lawfully implemented on Thursday 26th September 2019 via the insertion of a load bearing pile in accordance with structural drawing R11390/100/A by Jampel Davison & Bell and as documented by the Approved Inspector (JM Partnership) in their Site Report LSR/19/23860 dated Friday 26th September 2019. (Certificate of lawfulness for an existing use),

Decision Date: 17 December 2019

Decision: Approve with Conditions

HGY/1993/0353,

Address: Oak Lawn, Compton Avenue, London, N6 4LB, London

Proposal: Erection of front entrance porch.,

Decision Date: 18 May 1993

Decision: Refuse

HGY/2021/1365,

Address: Oak Lawn, Compton Avenue, London, N6 4LB

Proposal: Demolition and replacement of the existing house,

Decision Date: 28 February 2022

Decision: Approve with Conditions

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Cleansing – No objections
- LBH Carbon Management – No objections
- London Fire Brigade (LFB)- No objections
- Greater London Archaeological Advisory Service (GLAAS) – No objections
- LBH Conservation Officer – No response received
- LBH Housing Renewal - No response received
- LBH Building Control- No response received
- LBH Transportation Group - No response received
- LBH Drainage - No response received

- Thames Water Utilities Planning Consultations- No response received

3. LOCAL REPRESENTATIONS

3.1 The following were consulted:

Highgate CAAC – Riase objection. The proposed replacement would not make a positive contribution to the Conservation Area,

- The proposed replacement does not meet the tests in the Highgate Neighbourhood Plan;
- The proposed replacement does not follow the guidance in the Highgate Conservation Area Character Appraisal;
- The proposed replacement does not follow Haringey's Development Management policies 2017;
- Basement does not meet Highgate Neighbourhood Plan policy;
- Quality of accommodation for staff; &
- Daylight, sunlight and air quality studies for staff room and laundry required.

4.1 The application has been publicised by way of press advert, site notice and 10 letters. No representations were received from neighbours, local groups etc in response to notification and publicity of the of the application.

5. Material Planning Considerations

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

1. Principle of the development;
2. Design and impact on the character and appearance of the conservation area;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Trees and landscaping;
6. Energy and sustainability;
7. Transport considerations; and
8. Waste and recycling.

Principle of the development

5.2 As above the principle of the development of demolishing this house has already been established by the extant consent, as considered under planning

reference: HGY/2021/1365. As set out in Officer's report for application reference HGY/2021/1365, this scheme was almost identical to a 2016 consent.

"The new house which is the subject of this application appears almost identical to the development previously approved in 2016 under application ref. HGY/2016/1930, with the difference being the proposed significant reduction in the area of the basement floor. That earlier permission was lawfully implemented in September 2019 as confirmed by the lawful development certificate issued in December 2019 under application reference HGY/2019/3206."

- 5.3 The principal difference between the extant scheme and current scheme is that the revised proposal would no longer adjoin the Compton House boundary, as its parking would be underground within the basement, as well as the scheme incorporating design changes, namely a steeper roof pitch behind a parapet and changes to the spacing and alignment of fenestration.
- 5.4 As such given the extant planning permission for a replacement house on this site, considered within the same planning policy framework as currently exists, the planning assessment here, as set out below, primarily reflects on the changes over and above this extant scheme which is a material planning consideration.

Design and impact on the character and appearance of the conservation area

- 5.5 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.
- 5.6 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.
- 5.7 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.

- 5.8 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.
- 5.9 The Highgate Neighbourhood Plan (HNP) (July 2017) is a material planning consideration when considering an application for this site. Policy DH1 'Demolition in Highgate's Conservation Areas' is of specific relevance, this states that:
- "Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area." The subtext of the policy outlines that all proposals to demolish will be considered against tests in higher level policies.
- 5.10 Compton Avenue is a gated private road characterise by large two-storey detached houses originally developed in the 1920s - 1930s on large plots. The area has a range of architectural styles and designs and this is also seen in surrounding areas such as Courtenay Avenue and The Bishops Avenue to the west and Sheldon Avenue and Stormont Road to the east. The houses within the street have various design patterns and their own independent symmetries.
- 5.11 The proposal is for the demolition of the existing dwelling and creation of a new two-storey detached dwelling house with basement. As set out above Officers note that the site benefits from planning permission for a replacement dwelling through application ref: HGY/2021/1365. The current proposal will incorporate changes whereby its footprint will be larger by approximately 400 sqm, as the proposed parking area would be built underground within the basement.
- 5.12 The basement is however smaller than the 2016 scheme. This new scheme also includes a steeper roof pitch with 3 dormers to the front roof slope (with 3

previously consented) and a central bay/ entrance feature with parapet detail to the section of roof above as well as different design and alignment to the fenestration. The scheme has been subject to pre-application with Design & Conservation Officer proving advice with the scheme as revised considered acceptable.

- 5.13 The proposed design of the new dwelling is inspired by classical arts and crafts features. The front elevation adopts a symmetrical design and incorporates features such as the use of sprocket eaves, pilasters and at roof level three proportionately spaced-out dormer windows. At the rear the proposal includes a single storey element at ground floor level, with this elevation also having appearance.
- 5.14 Officers consider the proposed design to be appropriately proportioned, having similar heights to the adjacent neighbouring dwellings in the vicinity. The replacement dwelling would incorporate design such as symmetric compositions and design features which communicates classical arts and crafts which are characteristic within the dwellings on this road. The traditionally proportioned windows, the roof form with dormers, sprocket eaves etc, all contribute to shape the domestic character of the proposed house which would positively complement neighbouring architecture.
- 5.15 The proposed new dwelling will have an overall GIA of 1,602 sq.m. The replacement house will be larger than the footprint of the existing property and would project beyond the existing building line however not significantly, taking account of other houses on this side of Compton Avenue. A large rear garden will be retained to the rear as well as a front garden with ample space for planting to ensure an acceptable landscape setting for such a house.
- 5.16 Taking account of the existing house and the extant scheme, the proposed replacement dwelling would not appear overly dominant and uncharacteristic when viewed from the street scene. As such the proposed new dwelling is viewed to be compatible with the prevailing pattern and character of development found in this area.
- 5.17 In terms of the conservation area, the proposed replacement house is viewed in acceptable in design terms and will have a neutral impact on the character and appearance to this part of the conservation area. As reflected in the extant scheme the demolition would not lead to any harm to the designated heritage asset, i.e., the Conservation Area. In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area, in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.18 Conditions are to be imposed requiring further details in respect of materials as well landscaping plan to be submitted to the LPA for approval.

Standard and quality of residential accommodation

- 5.19 The Nationally Described Space Standards, Local Plan Policy SP2, London Plan Policy D6 and the Mayor's Housing SPG set out the minimum unit sizes for new residential development proposals to ensure an acceptable level of living accommodation offered to prospective occupiers of new residential proposals.
- 5.20 DM DPD 2017 Policy DM12 states that all new housing and residential extensions must be of a high quality and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- 5.21 In assessing the proposal against the above requirements, the nine-bedroom dwelling house would greatly exceed the minimum unit size requirements as laid out in the London Plan and Nationally Described Space Standards.
- 5.22 The earlier planning permission at this site for a new house of a very similar design and layout, which remains extant, was previously also deemed to be acceptable in terms of its provision of level access and accessibility. As such, the proposed living conditions are acceptable.

Impact on neighbouring amenity

- 5.23 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.
- 5.24 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.

- 5.25 The extant scheme was found to be acceptable in terms of its impact on neighbouring properties. Equally, the current scheme given the detached nature of the properties on this road, separation distances and screening on boundaries etc., will not have a detrimental impact on neighbouring amenity, in terms of conditions of daylight, sunlight and outlook nor an overbearing impact.

Basement development

- 5.26 DM DPD 2017 Policy DM18 states that basement extensions should not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions; or adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity.
- 5.27 Policy DH7 of the Highgate Neighbourhood Plan states that where there is evidence of drainage or flooding problems applications for basement development will not be supported unless an adequate basement impact assessment is provided in support.
- 5.28 The site is not located within a designated flood risk area. The applicant has provided an updated Basement Impact Assessment (BIA) report dated 7th December 2023. It is noted that the proposed basement has not increased in scale and is within the perimeter of the approved basement proposed in the extant planning permission.
- 5.29 The BIA outlines that all works will be carried out in accordance with BS 5228 to employ Best Practicable Means as defined by Section 72 of the Control of Pollution Act 1974 to minimise the effects of noise and vibration. Borehole testing was undertaken in 2015 which confirmed the ground conditions included a level of topsoil between 100mm and 500mm deep over 4m of Claygate Beds with London Clay confirmed to 8m depth.
- 5.30 Groundwater was encountered in the ground investigation; however the rate of seepage was shown to be slow which confirms that any ground water flow on site is considered to be very low and will not affect the proposed basement or adjoining properties. The provision of sustainable drainage systems on site will minimise impacts on the surrounding area.
- 5.31 The structural integrity of the proposed basement will need to satisfy building regulations and separate consent would be required in that regard. The

proposed development would also be subject to party wall agreements with adjoining neighbours, which also falls under separate non-planning legislation.

- 5.32 The granting of planning permission here will include a condition requiring the applicant to appoint a contractor that signs up to the Considerate Constructors Scheme and for structural monitoring of adjoining properties and meeting the requirements of Burland Scale 1 as per the Highgate Neighbourhood Plan's policy on basement development, policy DH10.
- 5.33 Officers are satisfied that the basement would not cause any adverse impact on the structural stability of neighbouring properties, other infrastructure, current geological conditions and local amenity generally and thus the development proposal would meet the requirements of Policy DM18 and policy DH10 of the HNP.

Energy and sustainability

- 5.34 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.
- 5.35 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.
- 5.36 Measures in respect of energy and sustainability were previously established and considered acceptable in respect of the extant consent, with this being a material planning consideration/ 'fall-back position'. An updated Energy & Sustainability Statement produced by SRE has been submitted with this planning application. The development would achieve 81.75% improvement in carbon emissions over the baseline requirements in relation to Building Regulations compliant design, representing an improvement in respect of the extant scheme. The development can further achieve 'zero carbon' through an offset payment in line with the London Plan guidance for £7,239.00, to be secured by way of a Grampian condition.
- 5.37 The new dwelling would be designed with energy efficient solutions incorporated into its construction in terms of passive and active design

measure, the use of 100% of space heating and hot water to be provided by high efficiency Air Source Heat Pumps (ASHP), 12 kWp Photovoltaics (PV) array and Mechanical Ventilation with Heat Recovery (MVHR).

- 5.38 The ASHPs will be located in an acoustic enclosure concealed at the back of the garden in order to prevent visual impact and noise disturbances to neighbouring occupiers. An area of flat roof approximately 124.8 sqm in size will be used for the installation of PVs, taking into rooflights on this element of roof.
- 5.39 Cooling hierarchy has been used to ensure that passive building design has been optimised to reduce the cooling load for the proposed development. As set out above MVHR is proposed and this will be specified with an automatic summer bypass facility to reduce the likelihood of summer overheating. Low E glass windows are to be used minimizes solar gain with all walls also well insulated. Openable windows will be provided to all rooms as such delivering cross ventilation.
- 5.40 A range of urban greening measures are included on site, including landscaping oak and willow trees, hedges, amenity grassland, and permeable area in the garden and to the front of house, all of which result in an increase in green cover. An Urban Greening Factor (UGF) has been calculated indicating that an UGF of 0.53 can be achieved, exceeding the recommended target score of 0.4 set out under the London Plan.
- 5.41 Conditions are imposed requiring the development to be constructed in accordance with the Energy Statement and supporting information. Subject to compliance with these conditions, the development is acceptable from an energy and sustainability perspective.

Transport considerations

- 5.42 Local Plan Policy SP7 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.
- 5.43 There are two existing vehicle crossovers to the Compton Avenue frontage and thus there would be no difficulty in accommodating cars off the highway for parking on the site. Cycle parking is not shown on the plans but can be secured by condition.

- 5.44 There would be a significant amount of construction works including works to provide a basement. The Transportation Officer is satisfied that details of these works can be adequately provided through a Construction Management/Logistics Plan and secured through a condition.
- 5.45 Therefore, subject to the imposition of conditions requiring a CMP/CLP and further cycle parking details, it is considered that the proposal is acceptable on transport and highway grounds.

Trees and landscaping

- 5.46 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.
- 5.47 The application is supported by a 'Tree Survey and Arboricultural Method Statement' which was previously approved with the extant planning permission. The statement shows no changes to the proposal as approved. 18 trees have been identified as with the previous planning permission and these include Category A, B and C trees. No works are proposed to the Category A and B trees, but one Category C tree (T5 Willow) would be removed and a further two Category C trees (T6 Silver Birch and T8 Catalpa) would be pruned to facilitate the proposed works. The trees that would be removed/affected are considered not to be of such significant quality and as such their loss/ works to would be unacceptable.
- 5.48 Prior to any construction work commencing tree-protective fencing would be erected in accordance with the relevant British Standard requirements as well as requiring no construction materials to be stored within the root protection area of trees.
- 5.50 Overall, the proposal is considered acceptable in relation to trees and the the policies outlines above.

Archaeology

- 5.51 Policy HC1 of the London Plan states that development proposals should avoid or minimise harm to assets of archaeological significance.

- 5.52 The site is not located within an Archaeological Priority Area as designated by the local plan. However, Historic England GLAAS has contacted the Council stating that the site is within an area of archaeological interest.
- 5.53 GLAAS have stated that the proposed scheme would involve extensive groundworks within the former landscape of the mediaeval Bishop of London's hunting park and that remains from earlier periods may also be present. As such, GLAAS note that the proposed development could cause harm to archaeological remains, whilst also noting that a condition would be adequate to manage any potential impact.
- 5.54 As such, the application is acceptable on archaeological grounds, subject to a condition being imposed.

Conclusion

- 5.55 Taking account of the extant scheme allowing demolition of this existing house as well as the size, siting and design of the previously consented scheme., the scheme here is equally in design, heritage and amenity consideration, as well the other material planning considerations outlined above.
- 5.56 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. CIL APPLICABLE

- 6.1 Based on the information given on the plans, the Mayoral CIL charge will be £110,984.39 (1602.2sqm x £ £69.27) and the Haringey CIL charge will be £676,849.39 (1602.2sqm 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.

5. RECOMMENDATION

GRANT PLANNING 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 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.

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. Notwithstanding the details approved full details of the biodiversity net gain measures to be implemented / supplementary planting on site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development.

Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. 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) and to provide a suitable setting for the proposed development in the interests of visual amenity.

5. No development shall take place until scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until a minimum of 2 long-stay cycle parking spaces for the residents of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.

6. The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement prepared by SRE (dated January 2023) delivering a minimum 81.75% improvement on carbon emissions over 2021 Building Regulations Part L through 100% of space heating and hot water to be provided by high efficiency Air Source Heat Pumps (ASHP) and 12 kWp Photovoltaics (PV) arrays.

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.

Within six months of first occupation, evidence that the PV array and ASHP installations have been installed shall be submitted to and approved by the Local Planning Authority, including 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.

7. Prior to the occupation of the replacement dwelling hereby approved a Deed of Variation to the original S106 legal agreement attached to planning application HGY/2021/1365 or a Unilateral Undertaking or other equivalent

mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £7,239.00 to fund offsetting the remaining carbon emissions from this development, including a 5% monitoring fee.

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.

8. Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b) The estimated peak number and type of vehicles per day and week;
- c) Estimates for the number and type of parking suspensions that will be required; and
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety.

9. No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: In the interests of residential amenity.

10. No demolition or development shall take place until a written scheme of investigation for archaeology (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To protect the archaeological assets of the Borough in accordance with Policy DM9 of the Development Management DPD 2017, and in accordance with Policy HC1 of the London Plan 2021 and the requirements of the NPPF.

11. No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and wellbeing of the trees on the site during constructional works that are to remain after building works are completed.

12. Notwithstanding the information submitted with the application no development shall take place until the result of site-specific geotechnical investigations and a final method statement for the construction of the basement, including a plan for structural monitoring of the adjoining property, has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

13. No construction shall take place (other than site set up works) until a detailed surface water drainage scheme for the site, which is based on sustainable

drainage principals and has been submitted to and approved in writing by the local planning authority.

The strategy should demonstrate there will be no increase in run-off from the proposed development, calculations are required for the pre-development Greenfield run-off rates potential increase of impermeable area and attenuation volumes required to reduce run-off from the developed site to Greenfield rates.

Reason: To promote a detailed sustainable drainage system.

14. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no roof extensions, rear extensions, means of enclosure (walls/fences), 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.

15. Notwithstanding the plans hereby approved, the first and second floor side windows on the elevation facing Heathview and Compton House shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening. 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.

16. The noise level from the operation of the air source heat pumps 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.

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: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £154,243.79 (1602.2sqm x £ £69.27) and the Haringey CIL charge will be £676,849.39 (1602.2sqm 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: London Fire Brigade

The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE: Surface Water Drainage

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.