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27 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/2023/3009
Location Daisy Court, 6 Brownlow Road, Wood Green, London, N11 2DE
Proposal Roof extension to create two new dwellings and associated works.
Received 8 November 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
518 Proposed Roof Plan Oct23.pdf	Roof Plan - Proposed	8 November 2023
521 Proposed Front Elevation Oct23.pdf	Elevation (Front) - Proposed	8 November 2023
515 Proposed 3rd Floor Plan Oct23.pdf	Floor plan	8 November 2023
523 Proposed Rear Elevation Oct23.pdf	Elevation (Rear) - Proposed	8 November 2023
531 Proposed Section S1 Oct23.pdf	Section - Proposed	8 November 2023
517 Proposed 4th Floor Plan RevA Jan24		15 January 2024
504 Proposed Cycle Parking and Refuse Storage RevB Feb24		27 February 2024
Energy & Sustainability Statement - Daisy Court, 6 Brownlow Rd V3		27 February 2024
527 Proposed South Elevation RevA March24		21 March 2024
525 Proposed North Elevation RevA March24		21 March 2024

Robbie McNaughton

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (8)

- 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 as listed above 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 development shall take place until full details of the following, including drawings where appropriate, have been first submitted to and approved in writing by the Local Planning Authority:

- a) Detail in respect of the colour, texture and profile of the cladding material and window frames;
- b) Details of balustrading;
- c) Details of balcony privacy screen for proposed Flat 1 on the approved Proposed North Elevation 138.15/ 525A.
- d) Any other external materials to be used.

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

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM12 of the Development Management Development Plan Document 2017.

- 4** No development shall take place, including any works of demolition, until a Method of Construction Statement including details of:
 - a) A programme of works (including measures for traffic management);

- b) Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
- c) Storage of plant and materials used in constructing the development;
- d) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
- e) The erection and maintenance of security hoarding where appropriate;
- f) Parking of vehicles of site operatives and visitors;
- g) Details in respect of how any adverse impact of noise, dust, vibration and traffic on adjoining and owners or occupiers will be mitigated,

has 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.

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.

- 5 The residential units hereby permitted shall not be occupied until an arrangement has been made to secure the development as 'car-free' in accordance with an agreement approved in writing by the local planning authority, and therefore no residents therein will be entitled to apply for an on street resident parking permit.

Reason: To avoid adding to traffic congestion and parking demand in the immediate area, to safeguard the amenity of the area, and to promote 'car free' development in line with London Plan 2021 policies.

- 6 The development shall not be occupied until the minimum of 4 additional cycle parking spaces for users of the development, have been installed in accordance with the approved details with such spaces retained thereafter.

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.

- 7 The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement prepared by EAL Consult (dated Feb 2024) delivering a minimum 99% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pump (ASHP) and a minimum 2 kWp solar photovoltaic (PV) array.

(a) Prior construction works, details of the following shall be submitted to and approved by the Local Planning Authority.

i. Location, specification and efficiency of the proposed ASHPs with plans showing the ASHP pipework and noise and visual mitigation measures;

ii. 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;

The development shall thereafter 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.

(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 along with 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.

- 8 The windows indicated on the approved plans Proposed North Elevation 138.15/ 525A and Proposed South Elevation 138.15/527A for proposed Flat 2 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.

Informatives:

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.

Community Infrastructure Levy The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given, the Mayoral charge will be £8,665.68 (125.1 sqm x £69.27) and the Haringey CIL charge will be £32,906.30 (125.1 x £263.04). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

For the purposes of meeting the requirements of Condition 5 above the completion of a satisfactory Deed of Variation to the original S106 legal agreement or new agreement pursuant to section 106 securing the additional units as 'car free' will be required.

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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.

- 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.