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9 May 2024

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

Case Reference HGY/2023/2121
Location 24 Cholmeley Crescent, Hornsey, London, N6 5HA
Proposal Demolition of the existing house and construction of a new house of similar appearance, size and footprint with new boundary treatment.
Received 4 August 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
797_100A - Site Location Plan_A4.pdf	The location plan	4 August 2023
REPORT 979 BES 24 Cholmeley Crescent^LLJ Haringey^LLJ N6 5HA v1.1	Bat survey - carried out on 17.08.23 by ECO Assistance. Attached is the survey report	6 September 2023
797_107D - Proposed 2nd Floor and Roof Plans_A1	REVISED POST PRE-APP PLANS 01/02/2024	13 February 2024
797_111D - Proposed Section E_A1	REVISED POST PRE-APP PLANS 01/02/2024	13 February 2024
797_112A - Proposed Section F - Garage and Boundary Treatment_A1	REVISED POST PRE-APP PLANS 01/02/2024	13 February 2024
797_106D - Proposed Gnd and 1st Floor Plans_A1	REVISED POST PRE-APP PLANS 01/02/2024	13 February 2024
797_104C - Proposed Block Plan_A1	REVISED POST PRE-APP PLANS 01/02/2024	13 February 2024
797_105D - Proposed Site Plan_A1	REVISED POST PRE-APP PLANS	13 February 2024

797_109D - Proposed Rear Elevation B_A1	01/02/2024 REVISED POST PRE-APP PLANS 13 February 2024 01/02/2024
797_110E - Proposed Side Elevations C and D_A1	REVISED POST PRE-APP PLANS WITH ASHP 7 May 2024 RELOCATED TO REAR 03/05/2024
BS5837 - 24 Cholmeley Road - Arbtech TPP 01 Rev A - 04-05-24	REVISED Tree Survey May 2024 7 May 2024
797_108E - Proposed Front Elevation A_A1	REVISED POST PRE-APP PLANS WITH ASHP 7 May 2024 RELOCATED TO REAR 03/05/2024
BS5837 - 24 Cholmeley Road - Arbtech AIA 01 Rev A - 04-05-24	REVISED Tree Survey May 2024 7 May 2024
BS5837 - 24 Cholmeley Road - Arbtech AMS 01 Rev A - 04-05-24_Redacted	REVISED Tree Survey May 2024 7 May 2024
BS5837 - 24 Cholmeley Road - Arbtech AMS 01 Rev A - 04-05-24	REVISED Tree Survey May 2024 7 May 2024
BS5837 - 24 Cholmeley Crescent - Arbtech TSR 01 - 03-05-24	REVISED Tree Survey May 2024 7 May 2024
BS5837 - 24 Cholmeley Crescent - Arbtech TSR 01 - 03-05-24_Redacted	REVISED Tree Survey May 2024 7 May 2024
23031-Rpt01-P3 Barnard Structural Appraisal_Compressed REVISED_Redacted	REVISED POST PRE-APP PLANS 7 May 2024 01/02/2024 - Redacted

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (17)

- 1** 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.

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.

- 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 above ground development shall take place on site until samples of the materials to be used in the construction of the external surfaces, including a sample panels of brickwork, demonstrating the colour, texture, face bond and pointing brick panel, of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of The Development Management DPD (2017).

- 4** No works for the insertion of windows, rooflights and doors shall be carried out on the site until details of the proposed windows, rooflight and doors including details of materials and finish and details at a scale of 1:10 or 1:20 of the proposed including the cills, reveals, jambs, lintels and glazing bars, have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of The Development Management DPD (2017).

- 5 No facing brickwork shall be carried out on the site until details, including drawings at a scale of 1:5 or 1:10 of the i) brickwork quoins, ii) decorative brickwork to the chimney stacks and iii) brickwork detailing to the parapet, have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of The Development Management DPD (2017).

- 6 No works for the installation of the roof shall be carried out on the site until details of the timber brackets and soffit of the overhanging eaves have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of The Development Management DPD (2017).

- 7 The hard and soft landscaping hereby approved, including the proposed boundary treatments, shall be implemented prior to first occupation of the dwelling, in accordance with the approved Site Plan 797/105 D.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. If any planting is removed, dies, become severely damaged or diseased within five years of completion of the development, the planting shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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.

- 8 No works for the installation of the bin/ plant/ store enclosures shall be carried until samples of the materials to be used demonstrating the colour,

texture have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1 and DM9 of The Development Management DPD (2017).

- 9 The development hereby approved shall take place in complete accordance with the Arboricultural Impact Assessment, Arboricultural Survey with reference to BS 5837 2012, Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), the details of the specification and position of protection measures and techniques to be adopted for the protection of both the trees within the site and on the street from damage during the course of any activity related to the development, including foundation design, shall be maintained and implemented accordingly unless subsequently approved in writing by the Local Planning Authority.

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

- 10 The development hereby approved shall be carried out in complete accordance with the Bat Survey and mitigation measures outlined.

Reason: In the interests of protecting habitat of protected species.

- 11 The approved refuse and recycling store and covered and secure cycle store facilities shall be provided in full and made available for use by the residential occupants of the dwelling prior to the first occupation of the residential unit hereby approved and shall be retained as such in perpetuity.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021 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.

- 12 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.

- 13** 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. Measures taken to ensure continued and safe access and movement for users of the road and pedestrian walkway of Cholmeley Crescent and the connecting roads Cholmeley Park and Causton Road and vice versa;
 - VII. 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.

- 14** Prior to the first occupation of the dwelling hereby approved the sustainability measures identified within the approved Energy & Sustainability Statement produced by 'The PES' (dated 6th July 2023) securing a reduction in CO2 emissions equivalent to 86% of the baseline through the installation of heat pump driven heating and hot water systems and roof mounted PV array shall be implemented in full prior to the first occupation of the dwelling hereby approved and retained thereafter into perpetuity, unless otherwise agreed with the Local Planning Authority.

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.

- 15** Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of ££1,065.00 to fund offsetting the remaining carbon emissions from this development.

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.

- 16** 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 result 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.

- 17** Prior to the occupation of the development hereby the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway and to reinstate the public footpath at this location

Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway and the amenity of the area.

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: 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: Adjacent garage

Appropriate measures shall be taken to ensure the adjacent garage remain structurally stable throughout the implementation of the development hereby approved.

INFORMATIVE: Community Infrastructure Levy

In this particular case the application is accompanied by a 'Self Build Exemption Claim Form (Form 7 - Part 1)' to qualify for self build exemption. Within 6 months of completion of the development hereby permitted the applicant must submit a 'Self Build Exemption Claim Form: Part 2' together with the following appropriate supporting evidence:

- Proof of completion (Building control compliance/completion certificate)
- Proof of ownership (title and deeds)
- Proof of occupation of the dwelling (Council tax certificate, and two further proofs of evidence e.g. utility bill, electoral roll, bank statement)

And one of the following:

- An approved claim for a VAT refund for DIY house builders
- A self-build warranty
- An approved self-build mortgage

Failure to submit the appropriate form and evidence within six months of completion of the development will result in the withdrawal of the exemption and the need for payment of the full charge amounts (Mayoral and Local CIL).

If however personal circumstances change and the applicant decides to dispose of the property before the three year occupancy limit expires then they must notify the charging authority (Haringey Council) as the full charge amounts would apply: Mayoral CIL charge will be £4,779.63 (69sqm x £69.27) and the Haringey CIL charge will be £29,149.05 (69sqm x £422.45 (Indexation included)). Failure to notify the charging authority will result in enforcement action and surcharges would become payable. Further details in respect of CIL are available on Council's website.

- 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.