

Mr Samuel Kitt-Lewis
27 Spon Street
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United Kingdom
CV1 3BA

17 June 2024

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

Case Reference HGY/2024/0325
Location 1 - 4 Aylmer Mews, Aylmer Parade, London, N2 0PE
Proposal Demolition of 9 x existing garages to the rear of Aylmer Parade and erection of 4 x part two storey townhouses. Alterations to the approved permissions ref: HGY/2020/2291.
Received 7 February 2024

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
C4189 PL 001 - Location Plan.pdf	The location plan	7 February 2024
C4189 PL 004 - Existing Elevations.pdf	Elevation (Front) - Existing	7 February 2024
C4189 PL 030 - Proposed Sections I Sheet 1.pdf	Section - Proposed	7 February 2024
C4189 PL 002 - Block Plan.pdf	Additional plans	7 February 2024
C4189 PL 003 - Existing Floor Plan.pdf	Floor Plan - Existing	7 February 2024
C4189 PL 010 - Proposed Layouts I Sheet 1.pdf	Floor plan	7 February 2024
C4189 PL 015 - Proposed Block Plan.pdf	Block plan of the site	7 February 2024
C4189 PL 011 - Proposed Layouts I Sheet 2.pdf	Floor plan	7 February 2024
C4189 DS01 Aylmer Parade - Design and Access Statement - Jan 2024.pdf	Design and access statement	7 February 2024
19-6301 - Aylmer Parade Aylmer Road London N2 0PH - Daylight Sunlight Assessment.pdf	Daylight or sunlight assessment	7 February 2024
C4189 - ugf_calculator_version_1 - Feb2024.pdf	Other relevant information	7 February 2024
C4189 PL 021 - Proposed Elevations I Sheet 2.pdf	Elevation (Side) - Proposed	7 February 2024
C4189 PL 031 - Proposed Sections I Sheet 2.pdf	Section - Proposed	7 February 2024
C4189 PL 020 - Proposed Elevations I Sheet 1.pdf	Elevation (Front) - Proposed	7 February 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (14)

- 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 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: For the avoidance of doubt and in the interests of proper planning.

- 3** Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4** Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a. routing of 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 number and type of vehicles per day/week;
- c. estimates for the number and type of parking suspensions that will be required;
- d. details of measures to protect pedestrians and other highway users from construction activities on the highway / private access road.

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 Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 5 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 in accordance with Policy SI 1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

- 6 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.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SI 1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

- 7 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london>.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ.

- 8 Prior to the first occupation of the dwelling units hereby approved details of the membership to a Car Club scheme for the eligibility of the occupants of the development shall be first submitted to and approved in writing by the local planning authority. Such membership to a Car Club scheme shall operate as a minimum for the first 3 years of occupation of the residential units unless otherwise agreed in writing by the local planning authority.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017

- 9 Prior to the first occupation of the development hereby approved a refuse management plan for provision of refuse and waste storage and recycling facilities and arrangements for collection, 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.

Reason: In order to protect the amenities of the locality and to comply with Policy SP6 of the Local Plan 2017, Policy DM4 of The Development Management DPD 2017 and The Sustainable Design and Construction SPD (2013).

- 10 An updated energy report shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works commencing on site showing the required improvement in carbon emissions over 2021

Building Regulations Part L are still to be achieved taking account of the Sustainability and Energy Statement by Syntegra (dated March 2021) and shall include the following details:

- Location, specification and efficiency of the proposed ASHP unit;
- Details of the PV arrays to be installed in the form of a roof plan showing the number, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).

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.

Within six months of first occupation, evidence that the PV array and ASHP installation has been installed correctly shall be submitted to and approved by the Local Planning Authority, namely 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.

- 11** The noise level from the operation of the air source heat pumps thereafter 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(s) 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.

- 12** Notwithstanding the approved drawings listed under condition 2, details of general or security outdoor lighting shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site. The development shall be carried out strictly in accordance with the details so approved prior to the first occupation of the development hereby approved and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Reason: In the interests of good design, security and protecting neighbouring and future residential amenity

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neighbouring and future residential amenity.

- 13** Before any above ground works commence, details of the planter boxes that are to be installed on the roof terraces shall be submitted to and approved in writing by the Local Planning Authority. The drawings shall include the dimensions of the planters and the species to be planted. All planting shall take place within the first planting season once the dwellinghouses are occupied and shall be maintained and retained unless agree to by the Local planning authority. If any of the plants die or become diseased they should be replaced the following planning season.

Reason: In order to avoid mutual overlooking for the locality and to comply with Policy SP6 of the Local Plan 2017, Policy DM4 of The Development Management DPD 2017 and The Sustainable Design and Construction SPD (2013).

- 14** 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 extensions or alterations to the dwellings 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: 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.

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: Fire Safety

The submission/approval of this planning application does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations, with such a matter needing careful consideration in the context of these 4 new units and the existing units/ residents within this building.

INFORMATIVE: Asbestos

The applicant must ensure any issue with dust where applicable is adequately addressed so as to minimised the effects of the demolition work on the existing AQ and any other nearest sensitive receptors.

INFORMATIVE: Dust

Prior to the demolition or construction on the existing land, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE : Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £18,612.8 (268.7 sqm x £69.27) and the Haringey CIL charge will be £113,512.3 (268.7 sqm x £422.45) (Indexation included)). 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.

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.