



Officer Report

Application Number:	HGY/2023/3286
Application Type:	Full planning permission
Address:	Sproughton, Courtenay Avenue, Hornsey, London, N6 4LR
Proposal:	Demolition of the existing house and replacement with a net-zero house.
Case Officer:	Mercy Oruwari
Valid Date:	08/12/2023
Applicant:	Mr Leonidas Polemis
Agent:	Mrs Emma McBurney

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 1.1 This is an application for the demolition of the existing house and construction of a replacement house with double storey basement.

Site and Surroundings

- 1.2 The application site is occupied by a 2.5 storey red brick and red/brown tiled detached dwelling. The house sits in the centre of the site and is arranged in two parts, with the living, recreation, accommodation, and service areas spread between the two separated buildings connected by a small corridor.
- 1.3 The property sits at the end of Courtenay Avenue within a generous plot measuring 0.48 ha / 1.11 acres in size, almost double the mean plot size found on the rest of Courtenay Avenue. The setting and character of the site is significantly different to the others found on the road. Specifically, the site is tucked away and not visible from the street. It sits at the lower ground level of the road, just below its immediate neighbour 'Hillsdown'. On the northern side of the plot, it sits at a higher level than the adjacent neighbour No 7 West Lodge Close. The substantial amount of mature vegetation within the grounds, especially around the borders, adds to the sylvan nature of the site which is a character of the area and the overall green landscape.

- 1.4 Adjoining this site to the north and west are detached residential properties falling within the borough of Barnet. Highgate Golf Club is situated to the east of the application plot.
- 1.5 The subject property reflects the character of Courtney Avenue and the Bishops sub-area of the Highgate Conservation Area. The Highgate CA Character Appraisal (2013) provides no specific commentary on this property.

Relevant Planning and Enforcement history

- 1.6 The recent planning history in relation to the site is as follows:
 - HGY/1993/1041 - Erection of ground and first floor side extension. Approved with conditions.

2. CONSULTATION RESPONSE CONSULTATION RESPONSE

- 2.1 The following were consulted on the planning application:
 - LBH Conservation Officer: No objection subject to conditions.
 - LBH Design Officer: No objection.
 - LBH Carbon Management: No objection subject to conditions.
 - LBH Arboricultural Officer: No objection subject to conditions.
 - LBH Waste Management: No objection.
 - LBH Transportation Group: Conditions to be imposed.
 - LBH Pollution Team: No objection subject to conditions.
 - LBH Flood & Water Management: No objection subject to conditions.
 - LBH Nature Conservation: No objection subject to conditions.
 - Historic England: No objection subject to conditions

3. LOCAL REPRESENTATIONS

- 3.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and letters. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 6 (including 3x submissions by The Highgate Neighbourhood Forum)

- Objecting: 6

- 3.2 The following issues were raised in representations and are addressed further on in this report or below:

Consultation Process

- No consultation/notification letter sent to No 7 White Lodge Close (Comment: A site notice was placed on the gate at the entrance of the estate)
- Essential that any consent should include an appropriate archaeological condition specified by Historic England's Greater London Archaeology Service.
- Inadequate drawings/plans etc to assess the impact landscape, trees, and staff quarters.

Design & Character

- Scale of the proposed house does not meet policy requirements.
- Design is not appropriate for the setting and is not well executed.

Impact on amenity

- Replacement house taller in height /volume with more windows than original and will be overbearing.
- Footprint of the new building has been rotated and will sit closer to the boundary line with No 7 White Lodge Close.
- Sproughton house has only small windows while replacement house has 19 large windows on the 1st Floor as well roof dormer windows.
- Rear windows and balconies will be overlooking the existing balcony and double windows of master bedroom of No 7 White Lodge Close.
- Northern 1st/2nd windows should be eliminated, frosted and/or non opening.
- Footprint of building should be pushed far further to the southern boundary where there is ample land and there are less trees to consider.
- Effect on quiet enjoyment of garden amenities.
- Noise nuisance from cars using parking area on northern boundary.
- Poor daylight to kitchens, living/sleeping accommodation for staff.
- Poor ventilation to the staff bedrooms especially considering the close proximity to the car park.

Trees/Vegetation

- The 2x level basement will result in substantial damage to the TPO and mature trees along the boundary line of No 7 White Lodge Close and the host property (TPO trees also belong to Barnet).
- Application for the Poplar T63 tree which sits on the boundary of Barnet did not go through previously for being felled/cut down.

- Removal of this poplar tree will result in root death causing ground heave and movement and increased waterlogging.
- Maps do not show the close proximity of the basements to the root system of those trees.
- Arb report does not consider No 7 White Lodge Close.
- Damage or loss of the trees would result in damage to the foundations of the surrounding properties including No 7 White Lodge Close.
- Report does not consider the historical background, age, or nature of these trees.
- Although each tree is mentioned and assessed in the Tree Report, the associated map has not been attached, so there is no way of knowing where the trees are.
- More detailed management plan would have been expected.
- Difficult to see how the non-native shrubs outlined in the landscape plan would co-exist with the retention of the mature forest trees.

Ecological/Environmental Impacts

- Ecological environment has not been thoroughly considered.
- No proper attempt to use the Urban Greening Factor tool, published by the GLA, to assess the current Ecological state of the site and compare it with the proposed site.
- No mention of the various important Ecological Corridors.
- No through consideration of wildlife such as the hedgehog and bat population.
- No assessment of the effect on birds or the rhiosphere.

Basement works

- Impacts on natural drainage and structural stability.
- A 2x storey basement would not be in accordance with DM18 as the works would change the direction of all the surface waters and underground subterranean water.
- Flow of the water would be redirected more intensely towards White Hart Lodge.
- Increase the level of water logging for these sites. It would also result in a significant threat to the foundations of neighbouring properties that sit at a lower level on the slope, especially No 7 White Lodge Close.
- An independent detailed BIA study should be carried out, with a full detailed ground movement assessment and geotechnical ground investigation during a wet season / an independent surveyor selected by No 7 White Lodge Close.
- Area has had historical issues with drainage and sewage as is on record with Haringey, Thames Water, and Environmental Agencies. This has not yet been fully rectified.

- New landscaping and driveway would be built on top of an important manhole.
- Imperative that a new manhole and if necessary underground piping be installed in such a way to not disturb the flow of all rainwater coming down from Courtney Avenue.
- Sewage issues appear to stem from some of Courtney Avenue's houses illegally connecting their sewage piping to the natural water piping which leads finally to this manhole and brook of No 7 White Lodge Close.
- To ensure only natural rainfall piping is connected to the manhole connecting to the natural brook at rear of No 7 White Lodge Close, Thames water and Environmental Agencies need to be involved in the pre-planning stage process before a granting planning.

Noise & disturbance

- Sizeable overground parking area next to the North boundary would generate a noise disturbance from the coming and going of both visitors and the owners.
- Consideration should be given to moving parking as there is ample space at the front.
- Additional screening in the form of pre-grown mature trees and new trees should be considered on the Northern boundary.
- Security should be considered in the form of improved fencing around the perimeter.

Transport, parking and construction

- Concerns regarding the access to the site through the narrow entrance. This would need to be carefully considered.
- Construction Logistics Plan makes no sense.

4. MATERIAL PLANNING CONSIDERATIONS

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

1. Design and heritage;
2. Standard & quality of residential accommodation
3. Inclusive access;
4. Impact on neighbouring amenity;
5. Basement development;
6. Flood Risk and Drainage;
7. Trees & landscaping;
8. Ecological Impacts;
9. Parking & transport considerations;
10. Energy & sustainability;

- 11. Waste and recycling;
- 12. Archaeology.

Design and heritage

Policy overview

- 4.2 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.
- 4.3 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.
- 4.4 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.
- 4.5 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.
- 4.6 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."

- 4.7 Paragraph 12.3.3 of the Highgate Conservation Area Appraisal also outline that there shall be a presumption in favour of retaining non-designated heritage assets that make a positive contribution to the Conservation Area; and that planning permission for demolition would not be granted unless the loss of the building is justified.

Existing house

- 4.8 The existing building is in a secluded and maturely vegetated site located to the northwest corner of the private cul-de-sac of Courtenay Avenue adjacent to properties off Bishops Avenue and the Highgate Golf Course. It was constructed in 1927 as part of the development of the area led by architect CHB Quennel and his collaborators, including draftsman C. Cooper who created this house.
- 4.9 Sproughton is not of a distinctive or innovative architectural design and has been extensively altered over time both internally and externally. It has modest architectural and historic value, and due to its location within the secluded site it is largely screened from Courtenay Avenue. It is therefore marginal to its streetscape and can be effectively considered to be a neutral contributor to the Conservation Area.
- 4.10 It is accepted that the design and appearance of Sproughton is of limited architectural and artistic interest. It does however represent a small part of the history and evolution of the conservation area's development and resonates with the context to this part of the conservation area, namely that of Arts & Crafts houses.
- 4.11 The architectural influence of Sproughton as an Arts and Crafts dwelling is characterised by typical motifs such as deep, hipped roofs, arched windows and casements with mullion and transom as presented in the main building. The extension to the garage and service annexe undertaken in 1983 is also of an Arts and Crafts style to broadly correspond with the main house, composing of red brick in Flemish bond.

- 4.12 Notwithstanding its small elements of contribution, given the specific context of this site in question, and the character and appearance of the conservation area as a whole, its loss in itself, would not be unduly harmful to the conservation area as a whole. Equally it is accepted that of the 22 houses on the road, 15 have been demolished and replaced or significantly altered and the remainder have been substantially enlarged.

Detailed design of replacement house

- 4.13 The lack of significant heritage or architectural interest associated with the existing building means that the demolition and re-build would be acceptable. However, the replacement dwelling must be sensitively designed, so as to ensure that the character and historic significance of the conservation area is preserved or enhanced, in line with London Plan Policy HC1, Local Plan Policy SP12 and DPD Policy DM9 as well as Policy DH1 of the Highgate Neighbourhood Plan.
- 4.14 The proposed replacement dwelling would be a two-storey building with a crown roof incorporating dormers, sitting in a similar location to the current building with an east facing aspect. The building would have a larger square shaped footprint compared to the current L shape, although it is accepted it would have a more compact footprint occupying approximately 10% of the site area. The traditionally proportioned windows, the roof form etc, all contribute to shape the domestic character of the proposed house which would positively complement the neighbouring architecture.
- 4.15 Below ground level the property would feature a large double level basement. This would sit below the footprint of the house and would extend beneath the patio area where the swimming pool and garage are presently located.
- 4.16 A large rear and side garden will be retained whilst the front garden would be redesigned to incorporate a front drive area. The new driveway would have an access and egress format around a small landscaped green area. There would be a second parking area located next to the northern boundary of the site. The green areas around the house would have ample space for planting to ensure an acceptable landscape setting for the new replacement building.
- 4.17 It is acknowledged that some of the original designs in the area are characterised by a varying blend of Neo-Georgian and Arts and Crafts stylistic influences and that over the years the character of Courtenay Avenue has significantly changed, with many of the new houses introducing contemporary architectural language and interpretation of the traditional neo-classical design.

The proposed scheme is designed in the neo-Renaissance or neo-classical style, moving away from the prevalent Arts & Crafts style.

- 4.18 It is considered that a neo-classical building is acceptable in this quite unique location so tangential to Courtney Avenue and virtually completely hidden from both neighbours and any part of the public realm. The proposed building is of generally good detailing, and although generous in size the proportion in relation to the plot size is acceptable. The impact of the loss of the neutral contributor to the conservation area, and creation of the proposed replacement building on the character and appearance of the Conservation Area would be therefore negligible. The proposed building will cause no harm to the significance of the conservation area.
- 4.19 In coming to a decision on this application 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.
- 4.20 A number of conditions are being imposed in relation to details and materials, essential to ensuring the replacement building is of high quality as well as to ensure a high-quality landscape setting for this house.

Standard and quality of residential accommodation

- 4.21 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.
- 4.22 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.
- 4.23 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. In addition, the new dwelling would retain a substantially large rear/side/front garden.

Inclusive access

- 4.24 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users.
- 4.25 In this case the dwelling would be compliant with Part M4(2). A WC will be provided on the ground floor just off the main foyer, which will be suitable for ambulant disabled users. A condition is attached to secure this.
- 4.26 It is also noted that concerns are raised in the representations about staff accommodation. While it is noted that the scheme here provides two staff bedrooms at basement level, there are of an acceptable size in terms of floorspace and will be served by a lightwell to the front and means of escape, as such providing an acceptable quality of accommodation.

Impact on neighbouring amenity

- 4.27 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.
- 4.28 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.

No.7 White Lodge close

- 4.29 The key surrounding property in terms of impact on amenity is in relation to No. 7 White Lodge close located to the north of the application site.
- 4.30 As per the representations received it is noted that the occupiers of this property have raised concerns in respect of the larger height and volume of the replacement building with its associated fenestration.

- 4.31 While it is accepted that the introduction of a more compact building with its associated position on site and elevation facing No 7 represents a change, compared to the current house made up of two linked parts, this in itself does not equate to harm to amenity.
- 4.32 In terms of the elevation facing No 7 this is positioned sufficiently in from the shared boundary with No 7, and equally it is noted this boundary will still be well screened. In terms of having a more compact building footprint compared to the current house, this is of some benefit for No 7 as the volume associated with the smaller linked element which sits closer to the boundary compared to the proposed house is removed.
- 4.33 In terms of the concern about the fenestration on the new side elevation facing No 7, the size and extent of such glazing is not viewed to be excessive, with equally some of this glazing not serving habitable accommodation. In terms of balcony on the rear elevation to this replacement house this is positioned centrally on the rear elevation and as such positioned well in from the boundary with No 7 and the fenestrations to this property.
- 4.34 As per the representations received from No 7 and photo provided it is noted that there is a balcony to the side of No 7 facing the application site. While noting the position of this feature this replacement house is adequately positioned far enough away from this as well as screened to prevent against intrusive overlooking.
- 4.35 In terms of screening, it is noted that one tree is to be removed from the northwest boundary: T62 a small Himalayan category C tree located amongst a cluster of larger trees. The screening and vegetation that will however remain will continue to serve to minimise against overlooking and loss of privacy to this neighbouring property.
- 4.36 The combination of the different factors outlined above means that the replacement house would not have undue overbearing or dominant impacts, nor would it adversely affect amenity in terms of overlooking and loss of privacy.
- 4.37 It is also noted that concerns are raised about an area of the site close to the boundary to be used for the parking of cars. While the presence of this feature is noted given the separation distance between this area and the back of No 7 as well as the high screening on this boundary, it would be difficult in planning terms to argue that this arrangement would lead to harm to neighbouring amenity. As per the current layout of this site there is a hard surfaced area served by the current access way next to the boundary with No 7, as such further

making it difficult to argue that this proposed new parking arrangement will affect amenity.

Other neighbouring properties

- 4.38 The separation distances between the replacement dwelling and properties within the other adjoining sites are sizeable as well with the shared boundaries heavily screened so as not to affect the amenity to these occupiers.
- 4.39 Overall, the proposed new dwelling would in terms of its footprint and size, not have any detrimental impact on neighbouring amenity. The generous setbacks and building position within a very spacious site mean that the additional bulk and mass and associated fenestration with this replacement house will not affect amenity.
- 4.40 Furthermore, as discussed further on in this report, careful consideration has been given to the retention of large tree screening on the shared boundaries with equally additional planting to be secured, therefore being a positive contribution to neighbouring amenity.

Basement development

- 4.41 DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.
- 4.42 The supporting text specifies that in established residential areas basements are an increasingly popular way of gaining additional space in homes but that it is important that such development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk and that where appropriate, applicants will need to submit specific information to demonstrate that such issues have been addressed.
- 4.43 Policy DH7 of the Highgate Neighbourhood Plan (2017) requires impact assessments to be submitted with basement development where there is evidence that there may be problems with drainage or flooding and to show

there are no adverse effect from such development on the structural stability of adjacent properties or associated potential damage. It specifically talks about there being no possibility of irreparable damage to the local water regime both in terms of ground water diversion and surface water flooding and that construction should not be allowed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.

- 4.44 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it outlines and recognises that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impacts on the local environment and residential amenity.
- 4.45 The proposal is to construct a new detached house on this site, replacing the existing extended footprint with a more compact one. The house will feature two basement levels extending beneath the patio, where the swimming pool and garage are currently located. The first basement level (-1) will house ancillary accommodation, including spa and entertainment spaces, as well as staff quarters served by lightwells. The second basement level will accommodate the extensive technology and equipment required to make this house run entirely on renewable energy, as well as car parking.
- 4.46 The application is accompanied by a 'Desk Study & Basement Impact Assessment' prepared by Jomas Engineering and a 'Flood Risk Assessment Drainage Strategy' prepared by Eight Versa. Although site-specific ground investigations, such as boreholes, were not carried out for the purposes of the BIA, the report utilised two BGS borehole records available within 250 meters of the site. The BIA outlines that the site is underlain by unproductive solid deposits of the London Clay Formation, and based on this geology, a shallow groundwater table is not anticipated.
- 4.47 The site is within the surface water catchments of an unnamed tributary of the Dollis Brook, which is a tributary of the River Brent. Parts of this water system are in part visible within the adjoining Highgate Golf Course. The BIA identifies four surface water features within 250 meters of the site. It notes that except for a slope in the back garden lawn, the site and surrounding area are generally flat. The BIA states that the site is not located within an EA flood zone and is at negligible to low risk of flooding from various sources. However, there are some concerns regarding surface water flow, as noted and discussed further on in this report.

- 4.48 Although the resulting basement and sunken courtyard are large, the footprint of the new house is considered proportionate and acceptable relative to the existing building on site and the size of this site. According to the planning submission, the proposal for Sproughton is only marginally larger than the existing footprint, with an increase of just 9% (30 sqm). As such the replacement house will sit on extensive grounds with ample space for planting, similar to existing conditions.
- 4.49 The BIA concludes that the proposed basement works can be carried out safely without adversely affecting adjacent structures, local hydrogeology, surface water flow, or increasing local flooding risks.
- 4.50 Regarding the stability of adjacent properties, the separation distances and the extensive grounds of these properties significantly minimises such risks. As per Burland Scale and HNP policy DM7, the BIA explains that the risk of damage to neighbouring buildings can be limited to Category 1 (very slight) by using cantilever retaining walls in construction formed in short sections.
- 4.51 The BIA recommends that a geotechnical ground investigation be undertaken to inform the foundation design, which would be expected following the detailed design of this project and to meet building regulations.
- 4.52 The BIA outlines that the area is at moderate risk from shrink-swell clays but explains that as the basement will be constructed in London Clay, it is unlikely to be prone to seasonal shrinkage and swelling due to changing water content in the soil.
- 4.53 Concerns have been raised about having a deep two-story basement in close proximity to No. 7 White Lodge Close, given historic issues of drainage and waterlogging. On this specific point it is pointed out that the presence of a basement in itself does not necessarily mean that groundwater conditions will be adversely affected. Specifically, as the basement will sit within London Clay, which has low permeability as such meaning implications for ground water flows are not significant.
- 4.54 Typically, any groundwater flow within London Clay will be at a very slow rate, due to its negligible permeability. The extensive grounds and isolated nature of the basement here with in such a large plot also means that the manner in which such a feature intersects with the groundwater table is unlikely to affect the groundwater flows in the wider area with water still being able to flow around the obstruction.

- 4.55 As reflected above the proposed development will only slightly change the proportion of impermeable areas on the site, with minimum implications for surface water run-off. Extensive SUDS (Sustainable Urban Drainage Systems) design measures are equally being incorporated to attenuate surface water run-off. Rain gardens are being included by designing depressions in the site's topography to divert rainwater, utilising hardy plants to grow in these areas. Water runoff and excess rain will also be funnelled to a proposed pond in the southeast of the site.
- 4.56 Given however the BIA's recommendations for further ground investigation to confirm exact ground conditions and groundwater levels, a condition is being imposed to secure such details. Further site-specific information and any necessary mitigation measures will therefore be secured prior to construction and following the detailed design of the project.
- 4.57 Overall, the information put forward as part of the BIA process, and subject to additional information to be secured through site-specific geotechnical investigations and oversight by a suitably qualified chartered engineer, will ensure the proposal will not adversely affect neighbouring buildings, will not increase flood risk to nearby properties and will avoid harm to the established character of the area, consistent with the requirements of policies DM18 and DM24.

Flood Risk and Drainage

- 4.58 London Plan (2011) Policy 5.13 (Sustainable drainage) and Local Plan (2013) Policy SP5 (Water Management and Flooding) require developments to utilise Sustainable Urban Drainage Systems (SUDS) unless there are practical reasons for not doing so and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy.
- 4.59 Policy also requires drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy SI.13 is provided in the Mayor's Sustainable Design and Construction SPG (2014) including the design of a suitable SUDS scheme. The site is located within Flood Zone 1 and is therefore considered to have a low probability of flooding. The applicant has submitted a Flood Risk Assessment (FRA) which is considered acceptable in this regard.

- 4.60 A 'FRA-Drainage Strategy' prepared by Eight Versa has been submitted with this application and includes information in relation to flood risk and sustainable drainage systems (SuDS) strategy with a Drainage Pro-Forma also submitted.
- 4.61 According to the Environment Agency's Flood Map, the site is in Flood Zone 1, indicating a low probability of flooding, so a site-specific flood risk assessment is not mandatory, given also the size of the site. The site covers approximately 0.48 hectares and is characterised by London clay formation.
- 4.62 The site lies within the surface water catchment of a tributary of the Dollis Brook, which connects to the River Brent. A topography assessment which informs the assessment of the conditions of this site shows a 3.19m elevation difference across the site.
- 4.63 The risk of flooding to the development site from the common sources of flooding have been assessed. The risk of flooding from rivers is very low, with pluvial (surface water) low to medium risk and groundwater being a low risk. The issue of surface water flooding has been considered in the application in detail.
- 4.64 The SuDS strategy proposed incorporates best practices solution and has been reviewed by the Council's Flood & Water Management Team. The components of the SuDS strategy include the following:
- A 50m³ attenuation storage tank for controlled discharge.
 - 971m² of pervious paving with 61.2m³ attenuation storage.
 - A 191m² green roof.
 - A 20m² bioretention system with 3.6m³ storage.
 - A 0.213ha vegetated garden.
 - A flow control device to limit discharge rates.
- 4.65 Surface water at the site is to discharge by infiltration, into the pond and through permeable pavements with overflow directed to grey water filtration system for household use and excess to the open water feature to the north east of the site. The existing site is assumed to discharge to an open water source northeast to the site as well. The SUDS features to be adopted will manage surface water effectively, enhance biodiversity as well as provide ecological value on site.
- 4.66 A detailed management plan or the proposed SuDS components following the detailed design stage of this project are to be secured by way of a planning condition.

- 4.67 As reflected in the objections received it is noted that concerns are raised about the implications of the works for watercourses and sewage drainage in the surrounding area. In the representations received it is pointed out that rainwater from Courtney Avenue currently flows into a manhole leading to a brook and ponds at No 7 White Lodge Crescent and it is pointed out that there are historical drainage issues, particularly at the driveway manhole, which channels rainwater to the brook and pond.
- 4.68 Concerns are raised that building over this manhole should necessitate a detailed drainage study with Thames Water and that Thames Water and Environmental; Agency must be involved before approving the plans to ensure only rainwater pipes connect to the brook. In terms of matters of discharge/ connection to a public sewer consent from Thames Water is required and this application is not the mechanism by which this is agreed.
- 4.69 Rather the purposes of the information submitted is to consider how matters of surface water drainage are being considered with the matter of formal connections etc still required to be agreed with Thames Water following the detailed design of this project as well as needing to be considered at the building control stage. As such informatives are being added to remind the applicant of the need to contact Thames Water in respect of such matters.
- 4.70 As such, it is considered that the proposal is acceptable in terms of flood risk and drainage subject to a relevant condition being imposed.

Trees and landscaping

- 4.71 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.
- 4.72 The location of the application site has many designations in and around the area including Metropolitan Land, green corridors and buffers, ancient semi natural woodland (ASNW), veteran trees, woodland embankments, Local Nature Reserves (LNR), Heathlands, Site Important for Nature Conservation (SINC), Tree Preservation Orders (TPO), and Highgate Conservation Area. The trees within the application site and the grounds of the neighbouring properties add to the Sylvan character of the area, with these being historic features and remnant pockets of the ancient Bishopswood that can still be appreciated.

- 4.73 A 'Tree Survey & Tree Constraints Plan Report' prepared by Barlett Consulting (dated 18th August 2021) was submitted with the application. The document has been carried out to British Standard 5837:2012 Trees in relation to design, demolition and construction recommendations. This report along with an 'Arboricultural Impact Assessment' (AIA) & 'Draft' Tree Protection Plan Report also prepared by Barlett Consulting (dated 18th August 2021) have been reviewed by the Council's Arboricultural Officer, with equally a site visit carried out.
- 4.74 Of the 85 trees on site, the landscaping works would involve the removal of 15 trees (1x category B; 11x category C; 3x category U). The removal of trees as part of the project (including the category B/C trees) would be mitigated with appropriate tree replacement planting, along with the introduction of a significant planting programme. It has been confirmed that the proposed basement is outside the RPAs in relation to trees both on and off the site. As part of the project all retained trees (both on/off site) will have extensive protection put in place to protect the roots, with a condition imposed to secure this.
- 4.75 There will be a three dimensional no dig cellular confinement for the ground protection installed for access, egress, extension of the drive and the new parking area to the north. This would allow water and gas exchanges for the roots of trees.
- 4.76 The Arboricultural Officer confirms that the information/details in the documents and plan is satisfactory regarding the landscaping and tree replacement on site. However, a final Method Statement is required along with a final Tree Protection Plan, with the works in site to be overseen by an Arboriculturalist in relation to works prior, during and until completion.
- 4.77 As per the representations received it is noted that concerns have been raised regarding the potential removal or works to T63 'Poplar tree' on the boundary of the host site and No 7 White Lodge Close. In the AIA on page 10 this tree would be protected during construction rather than being removed. In addition, as per the site visit the Arboricultural Officer carried out a sound test and found that there was extensive decay of the tree. It was confirmed that some attention and management would be required which would be the responsibility of the owner of the tree.

Ecological Impacts

- 4.78 London Plan Policy G5 sets out the concept and defines Urban Greening Factor (UGF) as a tool used to evaluate and quantify the quality of urban greening

provided by a development and aims to accelerate greening of the built environment, ensuring a greener London as it grows. It calls on boroughs to develop their own UGF targets, tailored to local circumstances, but recommends an interim target score of 0.40 for proposed development that is predominantly residential.

- 4.79 London Plan Policy G6 calls for development proposals to manage impacts on biodiversity and to aim to secure net biodiversity gain. Local Plan Policy SP13 states that all development must protect and improve sites of biodiversity and nature conservation. In addition, Policy DM19 makes clear that development on sites adjacent to internationally designated sites should protect and enhance their ecological value and Policy DM20 supports the implementation of the all London Green Grid.
- 4.80 Since 12 February 2024 Biodiversity net gain (BNG) is now mandatory for all new major planning permission applications, with this not a legal requirement here as this application was submitted in December 2023.
- 4.81 The application is accompanied by an 'Ecological Impact Assessment' prepared by Eight Versa as well as Landscaping Plan prepared by Loki Architects. For the purposes of the Ecological Impact Assessment a site survey was undertaken on the 13th of June 2023 to assess the ecology of the site and its potential to support protected or priority species. The survey identifies 33 onsite trees, including two large and 31 medium-sized trees, along with small non-native and ornamental trees associated with the vegetated garden.
- 4.82 The majority of the site boundaries comprise mature tree lines dominated by oak with the canopy predominantly continuous around the site and in healthy condition. Within the garden, a mature non-native conifer tree line separates two lawn areas. This tree line is species-poor but healthy, with ground cover limited to scattered ivy and bare ground.
- 4.83 The mature native tree lines provide connectivity to the wider landscape and are considered to be of local ecological importance. In contrast, the non-native conifer tree line is deemed to have negligible ecological importance.
- 4.84 The development proposal will retain all mature native trees around the site boundaries. The vegetated garden will be landscaped with native species and species known to benefit wildlife to increase diversity and encourage local biodiversity. Additionally, a new wild pond will be created at the rear of the garden to collect excess water and alleviate water stress for nearby trees. The new driveway will feature a mix of porous hard and soft landscaping.

- 4.85 The built development area will be confined to existing hardstanding areas and the current building, with no works proposed along the southern boundary adjacent to Highgate Golf Course SINC. An extensive green roof, covering approximately 191 square meters, is also proposed.
- 4.86 No direct impacts on badgers are anticipated, but a pre-commencement check for badgers will be conducted no more than three months prior to construction to comply with legislation protecting them, should a new sett be dug.
- 4.87 In terms of bats the onsite building are classified as having moderate potential to support roosting bats. Indigo Surveys Ltd conducted two emergence surveys in August and September 2023, identifying an occasional day roost of an individual common pipistrelle beneath a tile to the left of the central dormer window above the conservatory on the western aspect of the building. This roost is considered to be of low conservation significance and poses a low impact on the common pipistrelle. Before demolishing the building, a bat licence would be required from Natural England to proceed legally and an informative in respect of this matter is being added.
- 4.88 Post-development, the retention of native and mature trees around the site boundaries, along with new native species planting and wildlife-friendly species, including night nectar planting and a wildlife pond, will increase invertebrate presence on the site. This, in turn, will serve to provide foraging opportunities for bats.
- 4.89 While the provisions relating to mandatory Biodiversity Net Gain (BNG) are not applicable in relation to this case, the proposed landscape planting and the enhancements on site, as outlined above, has the potential to achieve a net gain of 0.57% in habitat units (from a baseline of 15.95 to 16.04 habitat units post-development) and a 27.32% increase in hedgerow units (from a baseline of 0.45 to 0.58 hedgerow units post-development).
- 4.90 Exact details of the proposed landscape planting and the enhancements on site are to be secured by way of a planning condition. A construction environmental management plan (ecology) and tree protection measures are also to be secured by planning conditions to mitigate the effects of building works on ecology within the site.
- 4.91 In terms of 'Urban Greening Factor' (UGF) it is noted that a formal calculation has not been provided in the information submitted, however noting the synergy between this policy consideration and BNG and SuDS as discussed above, and given the nature of this scheme a replacement dwelling as well as the landscaping and biodiversity enhancements to be secured, the absence of

such a calculation using the UGF toolkit is not viewed to be significant. As reflected in the planning conditions to be imposed exact details of the proposed landscape planting based on the identified BNG are to be secured as well as exact details of the green roof and SuDS features.

- 4.92 Overall, this application in terms of the detail submitted comprehensively evaluates the ecological impacts of the proposed development to ensure that protected species will not be affected and that ecological enhancements are delivered. As such the proposal is considered to accord with London Plan Policies G5 and G6 along with Local Plan Policies SP13 and DM19.

Parking and Transport considerations

- 4.93 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.
- 4.94 The site is located to the northern end of Courtenay Avenue, which is a private road adjacent to (on the western side of) Highgate Golf Club. The subject site has a PTAL rating of 1b, which is considered poor access to public transport services. The site is within 6 minutes' walk from one bus service on Hampstead Lane the closest public highway. The site is not located within any of the boroughs formal CPZs.
- 4.95 The Council's Transportation Team has advised that the proposal for the inclusion of parking seven cars would exceed the maximum London Plan standards. The maximum allows for parking provision for 1.5 spaces per dwelling. However, the application is for a replacement dwelling on a substantially large site that already has ample provision for 7 or more parking spaces.
- 4.96 As such there is no net increase and accordingly no additional impact on parking conditions are envisaged. Given the very large scale of the property with some of the proposed parking to be located within the lower basement and some at surface level there would be no impact on on-street conditions. As such, on balance, the proposal will not create any additional highway or public transport trip impacts and accordingly will not create any significant adverse parking impacts.

- 4.97 In terms of cycle parking this is proposed to be located in the basement as well as at ground level. This is considered an acceptable arrangement; however, the final details will be secured by way of a planning condition.
- 4.98 A construction Logistics Plan has been submitted that indicates a two-year construction programme and outlines the broad principles of the construction works and how they will be managed. A condition will be imposed for the developer to provide a Construction Management Plan (CMP) in detail and scope that is proportional to the size of the development for approval by the LPA prior to works beginning.
- 4.99 The statement would need to provide details on how the demolition/construction would be carried out, and how the impacts on the private road, the public highway and adjacent neighbours will be minimised and managed. It would also need to include details of how materials and plants would be taken to and from the site, and what temporary parking suspension or other arrangements are proposed to service construction.

Energy and sustainability

- 4.100 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.
- 4.101 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.
- 4.102 Measures in respect of energy and sustainability have been examined in detail and assessed by the Councils Carbon Management Team, as per the reports submitted, namely:
- Energy Statement prepared by Eight Versa (dated 17 October 2023)
 - Overheating Analysis prepared by Eight Versa (dated 8 September 2023)
 - Sustainability Statement prepared by Eight Versa (dated 17 October 2023)
 - Whole Life Cycle Carbon – RIBA Stage 2 prepared by Eight Versa (dated 25 September 2023) + spreadsheet

- GLA Circular Economy Statement prepared by Eight Versa (dated 27 September 2023) + spreadsheet

- 4.103 The development will achieve a reduction of 66.2% carbon dioxide emissions on site and is viewed to demonstrate an exemplary approach to low carbon and natural building materials, reducing on site demolition waste, and circular economy principles, which is supported in principle. Some clarifications are required with regards to the Energy Strategy, Overheating Strategy and Sustainability Strategy with appropriate planning conditions imposed to secure such information. The development can further achieve 'zero carbon' through an offset payment in line with the London Plan guidance, which in the case here would amount to £19,950 (+ 10% management fee) and which is to be secured by way of a Grampian condition.
- 4.104 The application has reviewed the installation of various renewable technologies. The information concludes that a ground source heat pump (GSHP) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement. A total of 11.1 tCO₂ (57%) reduction of emissions are proposed under Be Green measures.
- 4.105 The solar array peak output would be 42.1 kWp, which is estimated to produce around 13,971 kWh/year of renewable electricity per year, equivalent to a reduction of 1.9 tCO₂/year. The array of 105 panels would be mounted on a roof area of 160 m², at a 30° angle, facing south. The development is also proposing a 191 sqm living roof, for which a condition is being imposed to secure.
- 4.106 The overheating strategy includes fixed shading, shutters, overhangs, internal blinds, and external half cassette drop arm awnings. An inter-seasonal underground thermal energy storage unit will help buffer thermal changes. The applicant has set out to possibly reuse existing materials on site, through various ways. This thinking is supported, and strongly encouraged to be implemented.
- 4.107 Subject to compliance with conditions to be imposed the development is acceptable from an energy and sustainability perspective.

Waste and recycling

- 4.108 DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from

the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

- 4.109 This is a development for a replacement dwelling within a similar location for the original house. Overall, the refuse arrangements would be identical to the existing house. The waste and recycling collections arrangements would be similar to other properties along this street
- 4.110 The details of the location and storage arrangement for waste and recycling can be secured through a condition.

Archaeology

- 4.111 Policy HC1 of the London Plan states that development proposals should avoid or minimise harm to assets of archaeological significance.
- 4.112 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.
- 4.113 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.
- 4.114 As such, the application is acceptable on archaeological grounds, subject to a condition being imposed.

Conclusion

- 4.115 The proposed development is considered acceptable in design and heritage terms. There would be no harm caused to the character and appearance of the surrounding area, the conservation area, nor to the open space and ecological designations of neighbouring sites subject to adherence to conditions to be imposed. The amenity, privacy and living conditions of neighbouring properties would also be protected.
- 4.116 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. CIL APPLICABLE

- 5.1 Based on the information given on the plans, the Mayoral CIL charge will be £159,182.46 (2,298sqm x £69.27) and the Haringey CIL charge will be £970,790.10 (2,298sqm 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.

6. 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 submitted detail and the development hereby approved a final landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works. The landscaping scheme shall comprise the following details:

- a) proposed trees: their location, species, size,
- b) soft planting: including grass and turf areas, shrub and herbaceous areas;
- c) a statement detailing how the proposed planting has been selected to maximise biodiversity and to improve air quality;
- d) a landscaping maintenance plan;
- e) any other landscaping feature(s) forming part of the scheme.

The submitted details shall show that the landscaping scheme will achieve a net gain of 0.57% in habitat units and 27.32% in hedgerow units.

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. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development 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 the interest of biodiversity, sustainability and to ensure that a satisfactory standard of visual amenity is provided and maintained.

5. Prior to the commencement of the development hereby approved a final scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

The works, including demolition, shall not commence until such time as a suitably qualified arboriculturist with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary construction works throughout their duration to ensure compliance with the tree protection measures which has been checked and approved by the local planning authority.

The development thereafter shall be implemented in strict accordance with the approved details.

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

6. (a) Prior to the above ground commencement of development, details of the living roof(s) must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with 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 settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm);
 - iii. Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate;
 - iv. Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
 - v. Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
 - vi. Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and

- vii. Management and maintenance plan, including frequency of watering arrangements.

(b) Prior to the occupation, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs 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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 7. Prior to the commencement of development, a Construction Management Plan (including a final 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. 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. 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;
 - d. loading and unloading of plant and materials;
 - e. storage of plant and materials;
 - f. programme of works (including measures for traffic management);
 - g. provision of boundary hoarding behind any visibility zones; and
 - h. wheel washing facilities.

The development shall be carried out and constructed in accordance with the approved details

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.

8. 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.

9. Prior to the commencement of development a Construction Environmental Management Plan (ecology) (CEMP) shall be submitted to the Local Planning Authority for approval in writing. The CEMP shall then be implemented in accordance with the approved details for the duration of the construction period. The measures within the CEMP will be based on the findings and recommendations of the 'Ecological Impact Assessment' prepared by Eight Versa and shall include:

- A risk assessment of the potentially damaging construction activities in relation to habitats and fauna.
- Any measures identified to protect the adjacent Local Wildlife Site, Red House Plantation from direct and/or indirect impacts of the construction phase.

Reason: To ensure that protected species and their habitats are protected.

10. Before the development authorised by this permission commences, the results of site specific geotechnical investigation to determine the groundwater level/ water bearing layers (aquifers) in relation to this site shall be submitted to the local planning authority; details of mitigation measures deemed necessary as a result of that investigation shall be submitted to the local planning authority and approved in writing before any excavations takes place; thereafter the development shall not proceed other than in accordance with the mitigation measures approved.

Reason: To ensure the development does not increase flood risk to nearby properties and to provides satisfactory means of drainage in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

11. The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction

works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body and to oversee that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence.

Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

12. Notwithstanding the 'Flood Risk Assessment' and 'Sustainable Drainage Systems Strategy' (SuDS) prepared by Eight Versa no development shall start until a detailed design, maintenance and management strategy and timetable of implementation of the surface water drainage strategy and proposed SuDS components have been submitted to and approved in writing by the Local Planning Authority. The submitted strategy must demonstrate the technical feasibility and viability of the proposed drainage system, SuDS components and measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage and SuDS components shall thereafter be implemented in accordance with the approved details and timetable and shall be fully operational before the development before this replacement dwelling hereby approved is first occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding.

13. 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.

14. 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.

15. The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Eight Versa (dated 17 October 2023) delivering a minimum 64% improvement on carbon emissions over 2021 Building Regulations Part L, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 42 kWp solar photovoltaic (PV) array producing 13,971 kWh/year with battery storage.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 9% reduction, but aiming for a minimum 10% reduction under Be Lean;
- Details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHP system (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- 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); and how the energy will be used on-site before exporting to the grid;
- 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 at least annually thereafter.

(b) The solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation. Evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, heat pump system, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, 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 (2017) Policies SP4 and DM22.

16. Prior to occupation of the development, details of external/internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain external shading for the lifetime of the development.

The following overheating measures must be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the Overheating Analysis prepared by Eight Versa (dated 8 September 2023).

- Natural ventilation through openable windows and an atrium, with openable areas of 100%, and where ground floor and basement windows remain closed at night
- Cooling towers and an underground thermal storage system
- Ventilation panels to the ground floor staff rooms
- Fixed external shading, shutters and automated awning overhangs (fenster markisen) to habitable rooms
- Glazing maximum g-value of 0.50 for south, east and west windows
- MVHR with summer bypass (10 l/s)
- Hot water pipes insulated to high standards with maximum heat losses as modelled;
- No active cooling

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

17. No dwelling shall be occupied until details of the location of water butts maximising the rainwater harvesting to be installed to intercept rainwater

draining from the roof has been submitted to and approved in writing by the Local Planning Authority and subsequently provided. 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.

18. Prior to occupation, to provide details of the circular economy measures put in place during the design and construction phases, and what measures will be in place during the occupation.

Development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policies D3, SI2 and SI7, and Local Plan (2017) Policies SP4, SP6, and DM21.

19. 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 £19,950.00 plus £1,1995.00 for monitoring (Total £21,945.00) 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.

20. Notwithstanding the approved plans, final details of the refuse and waste storage recycling facilities shall be submitted to and approved in writing by the local planning authority, prior to first occupation of the development. Such a scheme as approved shall be implemented prior to first occupation 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 and to provide for the provision of waste and recycling storage.

21. 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.

22. 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 dwelling house 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.

23. 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.

24. 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.

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: Community Infrastructure Levy

Based on the information given on the plans, the Mayoral CIL charge will be £159,182.46 (2,298sqm x £69.27) and the Haringey CIL charge will be £970,790.10 (2,298sqm 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: 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 courses 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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

INFORMATIVE: Water Comments

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

INFORMATIVE: Bats and birds

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection should be undertaken prior to the commencement of works to determine if any bats or birds reside on site. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.