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24 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/2023/3286
Location Sproughton, Courtenay Avenue, Hornsey, London, N6 4LR
Proposal Demolition of the existing house and replacement with a net-zero house.
Received 8 December 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
18_N64_A5	Roof Plan_Proposed	8 December 2023
18-N64_EC-1.2	Front Elevation_Proposed	8 December 2023
18_N64_A1.2	Ground Floor Plan_Proposed	8 December 2023
18-N64_EC-3.2	Rear_Proposed	8 December 2023
18-N64_EC-2.2	North Elevation_Proposed	8 December 2023
18_N64_A-01/2.2	-1 Basement Floor Plan_Proposed	8 December 2023
18_N64_A2.2	First Floor Plan_Proposed	8 December 2023
10393-Sproughton-Energy Assessment-2310-17nv copy.pdf	Additional plans	8 December 2023
18-N64_EC-4.2	South Side Elevation_Proposed	8 December 2023
18_N64_A-02/2	-2 Basement Floor Plan_Proposed	8 December 2023
18_N64_A3	Second Floor Plan_Proposed	8 December 2023
Tree Constraints Plan		11 December 2023
LOCATION PLAN_Sproughton-Courtenay-Avenue-Hornsey-London-Haringey-N6-4LR		12 December 2023

GD210557R2 AIA & dTPP Soughton N6 4LP

Arboricultural
Impact Assessment
(AIA) & Draft Tree
Protection Plan 14 February 2024

GD210557R1 Tree Survey & TCP Soughton 22 Courtenay Ave

14 February 2024

Part_I_2021_gla_carbon_emission_reporting_spreadsheet_v2.0_0

1 May 2024

Part_I_2021_gla_carbon_emission_reporting_spreadsheet_v2.0_0.
web ver2

1 May 2024

Carbon Management - Applicant Response 22 - 2404-16RS-FINAL(1)

1 May 2024



Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (24)

- 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.
- h. 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.

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: 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

- 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.