



Officer Report

Application Number:	HGY/2023/2627		
Application Type:	Full planning permission		
Address:	175A Nightingale Lane, London N8 7LJ		
Proposal:	Erection of a new single family dwellinghouse with basement. (AMENDED DESCRIPTION)		
Case Officer:	Mark Chan		
Valid Date:	02/11/2023		
Applicant:	Kebe		
Agent:	Mr Peter Higginbottom		

1. SUMMARY OF RECOMMENDATION

Grant permission.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of new single family dwellinghouse attached to the side of No.175 Nightingale Lane. The proposed dwellinghouse would be served by a basement with associated excavated terrace/lightwell in the rear garden.

Over the course of the application, the design of the dwellinghouse has been amended several times. The originally proposed zinc crown roof and chimney have been removed. The proposal is now a one-bedroom dwelling with a flat roof, clad with matt terracotta tiles and terrazzo dado, with light green window frames and a green timber door.

The current development is a resubmission of the previously approved application ref: HGY/2022/1408 which also sought planning permission for the erection of single storey (with basement) dwelling. It is noted that this revised proposal is very similar to the previously approved development in terms of design, massing and footprint.

Site and Surroundings

The application site contains an end of terrace dwelling with a large side to rear garden. The side boundary has thick vegetation and acts as a buffer to the vast openness of Alexandra Park beyond.

To the south-east of the site is the locally listed building of Campsbourne School, which is set back from the junction of Nightingale Lane and Newland Road, with playground in front.

The site is within the Campsbourne Cottage Estate Conservation Area and adjacent to Alexandra Palace Park, which is designated Metropolitan Open Land and Grade 1 Site of Importance in Nature Conservation.

Relevant Planning and Enforcement history

The recent planning history in relation to the site is as follows:

HGY/2022/1408 – Erection of single storey (with basement) dwelling and ground floor rear extension to the existing dwelling, with associated boundary treatment and landscaping. Approved 05/09/2022.

HGY/2021/3405 – Erection of new two-storey dwelling with basement and associated excavated garden, front lightwell and first floor roof terrace, in conjunction with single storey rear infill rear extension to host dwelling at No.175. Refused 25/01/2022.

3. CONSULTATION RESPONSE CONSULTATION RESPONSE

The responses below were received following the consultation on the application:

Internal:

- LBH Conservation Officer – Objected to the original design of the proposal. By adding a strangely set-back roof on to the previously approved flat roofed scheme, in this case an oddly proportioned and locally uncharacteristic crown roof, the proposal fails to achieve a positively subordinate, harmonious, and balanced design successfully informed by the established design and features of the host building and its group in Conservation Area. The proposed building and its odd roof would dominate as anomalies in views across the conservation area both from Alexandra Palace park, where the imposing flank elevation and chimney of No. 175 and the distinctive roofscape of its terrace along Nightingale lane signpost the start of the Campsbourne Cottage Estate Conservation Area , and even more prominently , in views of Nightingale lane from Newlands Road. In those views, the existing verdant and undeveloped character of the side garden of property No.

175 and the long views toward Alexandra palace, will be very undesirably obscured by the uncharacteristic and architecturally unbalanced new house, and this would lead to a medium level of less than substantial harm to the significance of the Conservation Area. (Officer Comment: The applicant has amended the design of the new dwelling by removing the chimney and crown roof.)

- LBH Transportation Group – No objection subject to conditions. Details of refuse storage, 2 no. long-stay accessible, sheltered and secure cycle parking spaces and a construction management plan will be secured by conditions.
- LBH Sustainable Drainage – No objection if discharge consent for this new dwelling is obtained from Thames Water. Provided the site is constructed and maintained as per the submitted Drainage Assessment, we are content that the impact of surface water drainage have been addressed adequately.

External:

- Thames Water – With regard to waste water network, sewage treatment works, water network and water treatment infrastructure capacity, we would not have any objection to the above planning application, based on the information provided and subject to conditions and informatives.

4. LOCAL REPRESENTATIONS LOCAL REPRESENTATIONS

The application has been publicised by way of press and 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: 67 (including 1 general representation)

- Objecting: 64
- Supporting: 2
- Representation: 1

The following local groups/society raised objection to the proposal:

- Alexandra Park and Palace CAAC
- The Hornsey Historical Society

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- The increased height and odd roof form would detract from the appearance and completeness of Nightingale Lane terrace;
- Design and materials not in keeping with the locality and spoils the perfect symmetry of the terrace;

- Loss of light to neighbouring property;
- Detrimental to character of conservation area, fails to preserve and enhance;
- Basement and sunken terrace uncharacteristic of the area;
- Impact on local trees and plants.

The following issues raised are not material planning considerations:

- Noise and disruption in construction (Officer Comment: A construction management plan would be required for the basement, but some level of disruption is inevitable from any development.)
- Potential damage to neighbouring properties due to basement excavation (Officer Comment: The applicant has confirmed that all works would be carried out within the site. Damage to neighbouring properties due to construction is not considered a planning matter)

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Impact on the character and appearance of the conservation area;
3. Impact on neighbouring amenity;
4. Standard and quality of accommodation;
5. Basement provision;
6. Transport considerations;
7. Ecology;
8. Trees and landscaping;
9. Energy and sustainability; and
10. Waste and recycling.

Principle of development

Supply of housing

Providing additional residential unit is consistent in respect of Government, London and local plan policies in respect of increasing housing supply and higher levels of density in relation to accessible locations, with both the 2021 National Planning Policy Framework (NPPF) and new London Plan putting particular emphasis on 'small site' development.

Paragraph 70 of the NPPF (July 2023) recognises the importance of small and medium sized sites can make in meeting the housing requirement of an area, with these often built-out relatively quickly. Chapter 11 supports the effective use of land. Paragraph 135 seeks to secure development which is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not

preventing or discouraging appropriate innovation or change (such as increased densities).

London Plan (2021) Table 4.1 sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 – 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum. Policy H1 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a station or town centre boundary.

The considerable emphasis on the development of small sites for housing, coming forward, is also strongly supported by London Plan 2021. In specific the London Plan Policy H2 'Small sites' places great weight on the contribution that small sites with within 800m of a Tube or rail station are to make to delivering housing in London, with targets set for each borough.

London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

Similar to the previously approved dwellinghouse at the site (HGY/2022/1408), the proposed development would provide an additional similarly sized dwellinghouse within the curtilage of an existing residential plot and is therefore acceptable in principle, subject to other relevant planning policies, as considered in this report.

Backland development

Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots and generally, back gardens have an established layout that form the context of the wider character and appearance of areas.

London Plan Policy G3 states that MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt. The site is adjacent to MOL but would not include any development within the MOL designation.

London Plan G6 considers Sites of Importance for Nature Conservation and how adjacent works can impact on such designated land. The adjacent MOL of Alexandra Park is also SINC land and as such should consider the impact on the potential impact of indirect effects to the site, such as noise, shading or lighting and ways of enhancing the SINC. There is no principle objection to development outside of the designated land but an assessment of the ecological importance and mitigation measures considered.

As such, the principle of additional housing is accepted, subject to other considerations, as discussed below.

Design and heritage

Policy overview

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.

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.

The proposed development would be on existing garden land to the side and rear of the site. Therefore, Policy DM7 'Development on infill, backland and garden land sites' of the Haringey Development Management DPD (2017) is relevant. Policy DM7, alongside design expectations of Policies DM1 and DM2, requires development proposals to relate appropriately and sensitively to the surrounding area and established streetscene.

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.

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.

Scale and massing

Over the course of the application, the proposal has been amended and the originally proposed crown roof and chimney have been removed. Similar to the previously approved scheme under permission HGY/2022/1408, the amended proposal would be single storey with a flat roof. The new dwelling would be stepped back from the gable frontage of No.175, approximately aligning with the central building line of the terrace, however with a further stepped back at the entrance. The width of the dwelling would be the same as the approved scheme and the curved corner where the northern elevation meets the eastern elevation is maintained to soften the dominant appearance of the proposed dwelling. Unlike the approved scheme, the curved corner where the northern and western (rear) elevations meet is removed. This approach would mitigate prominent views on the approach from Newland Road and the wider area. As such, the current proposal is considered a subservient addition to the terrace and would adopt a positive relationship with the host terrace and the wider area.

Based on the roof design of the properties in the terrace, the introduction of a flat roof single storey structure does introduce an element of change to this terrace, however by virtue of its height it would be diminutive and subordinate in scale, with the set back from the front building line also serving to ensure such a building would not compete with the primacy and form of the terrace to which it would be attached.

The massing of the rear elevation of the proposed dwelling is very similar to the approved scheme and is of an acceptable scale and bulk. There would be adequate greenery along the northern boundary with the designated MOL as seen from Alexandra Park and the rear gardens of North View Road which would generally screen off a significant amount of the proposed dwelling. The development would integrate appropriately within the rear garden scape and would not appear as a dominant feature thereby impacting the green edge and buffer to the park. As such, the side and rear parts of the proposed dwelling would not be detrimental to the setting of the residential street in relation to the MOL designation of the adjoining park.

Detailed design

As detailed above, the vernacular of the cottages in Nightingale Lane have a distinct materiality, window detailing and alignment. Any new development would not necessarily be required to match like for like in a pastiche of that period but is expected to respect these design features.

Like the approved scheme, the proposed materiality would be in terracotta tile and aggregate terrazzo dado which are high quality in isolation, and such a design is considered to create an interesting contemporary twist on the Arts and Crafts design. Due to the small scale and single storey height, simple forms, set back building line and contextually sympathetic boundary treatment, the current development would respectfully complement the existing terrace whose primacy, legibility and architectural quality will be retained and will have a neutral impact both on this stretch of the Campsbourne Conservation Area on the setting of the neighbouring Alexandra Palace and Park Conservation Area, thus leaving the character and appearance of the conservation area and the adjoining conservation area preserved.

Further design details of the boundary treatment, roof, facade, windows, and doors design, as well as material specification and material samples for the new building would be approved at condition stage to ensure that the design and quality of the proposed building complements the quality of the Conservation area and its buildings.

For the reasons above the scheme here is considered acceptable in design and heritage terms.

Impact on the amenity of adjoining occupiers

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.

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.

It is noted that the proposed dwellinghouse would project beyond the nearest rear wall of No. 175 Nightingale by 4.5m which matches the depth of its two-storey rear outrigger. A daylight and sunlight assessment has been submitted and shows that the proposal is in compliance with the Vertical Sky Component (VSC) and No Sky Line for daylight impacts and Annual and Winter Probable Sunlight Hours for sunlight impacts.

Based on the above and the fact that the new dwellinghouse is only 3m tall at the rear and the site is north of No 175, it is not considered the residential amenities of No 175

would be adversely affected in terms of privacy, daylight/sunlight and sense of enclosure. The impact on neighbouring amenities is acceptable.

As such, the proposal here is considered acceptable in amenity terms.

Standard & quality of accommodation

London Plan (2021) Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The government's 2015 'Technical housing standards - nationally described space standard' (NDSS) is also relevant.

The proposed dwellinghouse would accommodate a 1b2p unit and would comply with the minimum requirement of 58 sqm for such a unit over two floors. The rooms broadly comply and there would be suitable amenity space for a dwelling of this size.

Similar to the approved scheme, a substantial amount of the floor space is dependent on the rear lightwell serving the basement and a modestly sized rooflight to naturally illuminate the stairwell to the basement. The size of the basement has been kept the same, but its layout has been reconfigured by repositioning the staircase, kitchen and washroom. However, it is still considered there is modest daylight serving this part of the dwellinghouse. The applicant has submitted an internal daylight assessment and has shown that all rooms meet and exceeds the guidance level for internal daylight.

As such, the proposed development would provide a good standard of accommodation for the future occupiers of this unit.

Basement impact and construction

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; will not adversely impact the amenity of adjoining properties or the local natural and historic environment. The site is within a critical drainage area and thus is required to incorporate measures to reduce the overall level of flood risk, in accordance with DPD Policy DM26.

Whilst the depth and size of the basement in the current application is the same as the previously approved scheme, a Structural Methodology Statement prepared by Richard

Tant Associates dated October 2023 and a Geotechnical Investigation report by Your Environment dated October 2023 have been submitted with this application, for the purpose of the Basement Impact Assessment. The trial holes and boreholes show a limited thickness of made ground underlain by the London Clay formation comprising typical firm brown mottled bluish grey silty clay. Based on this geotechnical information, the new basement construction is to comprise of reinforced concrete underpinned retaining walls with an internal cavity drain system.

The geological conditions and structural integrity in connection with building such a basement have been considered by the Council's Building Control surveyors in the approved scheme and officers confirmed that the screening undertaken was sufficient and that the basement development could be achieved without compromising neighbouring properties, in accordance with the policy.

Overall, the works do not represent a significant structural stability hazard, on the grounds of using industry standard underpinning. The structural integrity of the proposed basement would also need to satisfy modern day building regulations and separate permission would be required under Building Regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The purpose of the Building Control / Building Regulations is to ensure that the engineering design is professional and competent, the construction work is undertaken in a skilful and proficient manner and that the sequence of working on site (including temporary works) are properly planned and carried out.

Habitable rooms would be provided at basement level, however the submitted BIA has demonstrated that all habitable rooms in the basement have sufficient means of escape. The BIA states that there would not be hydrological or hydrogeological impacts to the neighbouring properties or local environment through the detailed construction methodology and design.

It is noted that there are surface water drainage and wastewater sewer pipe running along or near the application site. Thames Water and the Council's Sustainable Drainage team have been consulted and raised no objection to the construction of the proposed dwelling and basement subject to conditions and informatives and that guidance issued by Thames Water is followed. The applicant has also confirmed that a build over notice will be obtained from Thames Water prior to the commencement of works.

Officers are satisfied that the works would not cause any adverse impact on the structural stability of neighbouring properties, other infrastructure, current geological conditions or local amenity in general, in compliance with Development Management DPD policy DM18 and DM24.

Parking and Transportation

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport,

walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan (2017) Policy SP7 Transport 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. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The application site has a PTAL rating of 1b, indicating that its access to public transport is poor when compared to London as a whole, suggesting that there will be a strong reliance on the private car for trip-making. The sites poor accessibility to public transport is further reinforced with how great of a distance it is from Turnpike Lane Underground station, which at walking distance is around 20min away and 15min by bus.

The Council's Transportation Team has been consulted and advises that development of this scale could produce parking demand of 1.5 vehicle but they think that there is sufficient capacity on-street to accommodate for this.

A construction management plan in detail and scope that is proportional to the size of the development has been secured by condition to minimise disruption from the development.

A minimum of 2no. secure long-stay cycle parking spaces would be provided at the rear of the property and accessible from the side. Refuse storage with wheelie bins would also be at the rear of the property but kept within 25m of the frontage for them to be taken out on the designated day.

Ecology

London Plan Policy G6 states that where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity these should first seek to avoid damaging significant ecological features of the site, minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site and finally deliver off-site compensation of better biodiversity value if required. The body of this policy texts clarifies that development proposals that are

adjacent to or near SINC's or green corridors should consider the potential impact of indirect effects to the site, such as noise, shading or lighting.

Development proposals on sites which are, or are adjacent to, Sites of Importance for Nature Conservation should protect and enhance the nature conservation value of the site. This site is adjacent to Grade I SINC rather than within the designated land, so the loss of low-level vegetation is not restricted but the impact on adjacent SINC is relevant.

Like the approved scheme, the existing vegetation on the Alexandra Park side is to be retained and protected. The applicant has submitted a landscape strategy and has proposed that new ornamental and native flowers, grasses, shrubs and a small tree will be provided to provide biodiversity enhancement. Bird boxes would be fixed 2 – 4 m up a tree or a wall. Along the path leading to the rear garden, the landscape design aims to maximise planting to maintain a link as well as a buffer between the existing vegetation of the Park and the new dwellinghouse. The additional landscaping will be secured by way of a planning condition. Overall, the ecological value associated with this site would not be adversely affected.

Trees and landscaping

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.

An Arboricultural Report and Tree Condition Survey prepared by JKA Property Ltd dated September 2023 has been submitted with the application. A tree constraints plan and a tree protection plan have also been included. There are a number of trees in proximity of the site, and these would be suitably protected through the initial protection measures in the Arboricultural report and through imposition of a condition. It appears as though there has been extensive cutting back of hedges along the front / side of the site but these all appear to be within the site and would not require permission to be pruned.

Additional planting referenced in the landscaping submission will be secured by way of a planning condition.

Energy and sustainability

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.

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.

The application is supported by an energy statement, which includes reference to a number of "lean" and "clean" measures, such as provision of suitable insulation and windows. It is not suitable for the site to connect to existing or proposed energy networks. In terms of "green" solutions the flat roof would be north of the larger roof of No. 175 would make this inefficient. Other options are also considered inappropriate, other than the use of and air source heat pump, which would be sited in the garden. The energy statement concludes that the scheme achieves a CO₂ reduction of 39.15% through on-site measures of using air source heat pumps and a payment of £2,018.00 would be provided for the required offset payment, as secured by way of a planning condition.

As such, it is considered that this proposal, a minor application, would comply with relevant policies and to be acceptable in terms of sustainable design and energy efficiency, subject to appropriate conditions to achieve the above as imposed.

Waste and recycling

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.

As per the detail submitted, there is provision for 2 x 140 litre wheelie bins for refuse and recycling and 1 x food waste box which is adequate for a property of this size. The house will be eligible for kerbside collection for refuse and recycling, with the future residents being responsible to bring bins out.

Conclusion

As per the amended plans, the position, scale, mass, detail and design of the proposed dwelling is considered to be acceptable. The character and appearance of the area is

sufficiently preserved. The proposal would not cause unacceptable harm to the living conditions/amenity of neighbouring residents.

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.

CIL APPLICABLE

Based on the information given on the plans, the Mayoral CIL charge will be £4,232.40 (61.1 sqm x £69.27) and the Haringey CIL charge will be £25,811.70 (61.1 sqm x £422.45 (Indexation included)). 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 PERMISSION

Conditions:	
1	The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2	The development shall be completed in accordance with the approved plans as listed above except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3	Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a sc

	hedule of the exact product references. Only the approved details shall be implemented and retained thereafter. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
4	The development hereby approved shall take place in complete accordance with the Arboricultural Impact Assessment, Arboricultural Survey with reference to BS 5837 2012, Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), the details of the specification and position of protection measures and techniques to be adopted for the protection of both the trees within the site and on the street from damage during the course of any activity related to the development, including foundation design, shall be maintained and implemented accordingly unless subsequently approved in writing by the Local Planning Authority. Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
4	No development shall take place until a Construction Management Plan, to include details of: A. a programme of works (including measures for traffic management); B. details of vehicle routing, parking and management of vehicles of site personnel, operatives and visitors; C. loading and unloading of plant and materials; D. storage of plant and materials; E. provision of boundary hoarding behind any visibility zones; F. wheel washing facilities; G. measures for the control and reduction of noise and vibration. have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period. Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017.
5	Notwithstanding the Landscape Strategy submitted (by Maude PINET Landscape Architect) details of a final scheme depicting those areas to be treated by m

	eans of hard and soft landscaping shall be submitted to, approved in writing by , and implemented in accordance with the approved details. Such a scheme shall include details of hard surfacing materials, details of planting with a schedule of species. The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority. Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
5	Notwithstanding the approved plans details of the design of the refuse/ recycling/ bin enclosure and cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such thereafter. Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021 and to promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.
6	The energy efficiency measures/features and renewable energy technology (Air Source Heat Pump(s)), which provide for no less than 39.15% on-site regulated CO2 reduction as detailed within the 'Energy Statement' prepared by UK Building Compliance shall be installed and operational prior to the first occupation of the development. Should, following further assessment, the approved renewable energy option be found to be no-longer suitable: a) a revised scheme of renewable energy provision, which shall provide for no less than 39.15% onsite regulated CO2 reduction, shall be submitted to and approved

	oved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The final agreed scheme shall be installed and operational prior to the first occupation of the development and shall be maintained as such thereafter. Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and Local Plan Policy SP4 and DM21
8	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.
9	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 outbuildings shall be erected and 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.
10	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 part of the green roofs hereby granted shall be used as a roof terrace or balcony. Reason: To safeguard the residential amenities of the neighbours and to prevent overlooking of the neighbouring properties by controlling roof extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
12	The applicant will be required to provide a minimum total of 2 x long-stay cycle parking spaces in line with the London Plan (2021) standards and the London Cycle Design Standards.

	Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycle Design Standards.
13	The noise level from air source heat pump shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor. The plant/ equipment shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply. Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
14	No occupation of the units hereby approved shall take place until a Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a payment of £2,018.00 (or an alternative means of securing a such a payment agreed) 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.
15	No above ground works shall commence until details of a scheme for a "vegetated" or "green" roof to the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority. 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 Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

16	No development (other than site preparation) shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition. Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.
21	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. Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site.

Informatives:	
	INFORMATIVE: Secure by Design You are advised to review the Crime Prevention Officer's recommendations in developing the detailed design for this scheme, in relation to the following issues: external residential and individual entrance Door-sets, ground floor and accessible windows, bin lighting, storage, boundaries, climbing aids. See comments published on the Council's planning portal in relation to this application.
	INFORMATIVE: Naming & Numbering The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

	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: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section
	INFORMATIVE: Community Infrastructure Levy Based on the information given on the plans, the Mayoral CIL charge will be £4,232.40 (61.1 sqm x £69.27) and the Haringey CIL charge will be £25,811.70 (61.1 sqm x £422.45 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.
	INFORMATIVE: The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB