



Officer Report

Application Number:	HGY/2022/4553
Application Type:	Full planning permission
Address:	18 Denmark Street, Tottenham, London, N17 0JL
Proposal:	Erection of five two storey dwellings together with landscaping and other associated works, including refurbishment works to no. 18 comprising of the erection of rear dormer.
Case Officer:	Sarah Madondo
Valid Date:	28/12/2022
Applicant:	Mr Richard Beharry
Agent:	Mr Adrian Hill

RECOMMENDATION

Approve with Conditions

RECOMMENDATION

Grant subject to 106 and conditions

Section 106 Heads of Terms

1) Car Free

The applicant must contribute a sum of £4000 (four thousand pounds) towards the amendment of the TMO for this purpose.

2) Carbon Off Setting contribution

The applicant is required to make payment of carbon offset contribution prior to the above ground construction works, at £456 (indicative), based on £2,850 per tonne of carbon emissions.

3) Monitoring costs £642.50

Site location

The site is a backland site located to the rear of 18 Denmark Street. The site is overgrown and contains fly-tipping debris. There are no significant trees on the site itself, although there are a number of large trees in the surrounding gardens. A timber storage shed currently occupies the land at the intersection of L-shaped plot. The site is accessed from a fully gated tunnel accessway alongside the house ground floor, with a crossover on Denmark Street.

Denmark Street is typical North London Victorian terraced street with a mix of 2 storey dwelling houses and dwellings converted into flats. Some houses have their original features still in tact such as the ornate stone columns to the ground floor bay windows. Several houses have had the

windows replaced with uPVC and aluminium windows over the years. To the North of the street, at the corner of Park Lane, the commercial units have developed single storey additions for commercial use. To the South of the street is the Ministry of Praise Church which fronts Manor Road. The predominant materials are London Stock bricks and white stucco render. There is a mix of brick and block garden walls.

The red line site boundary also comprises 18 Denmark Street which is owned by the applicant and currently converted to two flats. The footprint of the red line is 718.5m². The backland element, beyond that of the original garden (shown in green) is 505m². 18 Denmark Street is currently separated into two flats, both of which are accessed from their own entrance doors within the undercroft. The site is not in a conservation area nor is listed

The access for the new development would via the existing undercroft.

Description of Proposal

Erection of five two storey dwellings together with landscaping and other associated works, including refurbishment works to no. 18 comprising of the erection of rear dormer.

Relevant Planning and Enforcement history

PRE/2022/4443 The construction of part one and two-storey buildings to provide 100% affordable housing for homeless families (Use Class C3) comprising six homes and associated open space.

Internal & Statutory Consultation

LBH Transportation: No objection to conditions

LBH Carbon Management: no objection subject to conditions

LBH Design: No objection

LBH Pollution: No objection subject to condition

LBH Arboriculturist: No objection subject to condition

LBH Drainage: No objection

LBH Waste Management Team: No object subject to condition

External

London Fire Bridge: No objection

Thames Water: No Objection

Local Representations

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: 26

Objecting: 25

Supporting: 1

The following Councillors(s) made representations:

- Cllr Bevan
- Cllr Owat

The following comments were raised in the representations received:

- Overlooking and loss of privacy impact (*Officer Comment: In order to address overlooking issues and loss of privacy the scheme has been carefully designed given that the site is a backland site. There is one single window per block, to the first floor West elevation which is both obscure glazed and will restrict views such that when the window is opened would be limited to downward and/or acute angled views. Furthermore, the proposed obscured windows and screened balconies would be located at the end of gardens with reasonable depth. These distances that are on the margin of those that would be acceptable as true window to window distances (i.e. clear glass to clear glass). Instead, there would in fact be no views from these windows and effectively none from the terraces due to screening. In addition, direct overlooking from terraces, toward the neighbouring properties of Denmark Street is reduced with the use of perforated masonry screens. The hit / miss brickwork creates a 30% gap surface. Furthermore, the hit miss bricks are rotated by 45 degrees so that direct perpendicular viewing is not possible. Overall, the scheme has been designed with controlled aspects and there would be no direct overlooking nor any material loss of privacy arising from the proposed scheme.*)
- Noise impact (*Officer Comment: Whilst any new development is likely to give rise to a greater degree of background noise than a vacant site, that is not a valid reason that the development of much needed housing should not take place. Furthermore, the development has been reduced from 6 residential dwelling to five and the use of the dwellings is primarily residential as result it is not considered that noise would not be that significantly different from the existing surroundings residential uses. In addition, the separation distances to openable windows and terraces are, in the main terrace, are well above 18m guidance. Any disruption during construction would be restricted by way of condition).*)
- Light pollution (*Officer Comment: Given the suburban context of this site the associated light spillage from the dwellings here would not be significant. Details of the external lighting serving the pathway will however be secured by way of a planning condition. Whilst there would be some change in levels of artificial lighting, this would not be harmful in this context).*)
- Parking (*Officer Comment: The site is located within a CPZ and also the applicant has agreed to enter into s106 agreement, a draft of which has already been agreed and signed by the Applicant which will restrict occupiers of all the occupiers of the proposed development from obtaining parking permits. As result, it is not considered that development would increase parking pressure. Furthermore, the applicant has submitted "Car Parking Stress Survey" and The Council Transportation officer has advised that the likely demands arising from this development would not create adverse parking impacts at present given available capacities recorded by the parking stress survey).*)
- Site access/Emergency service (*Officer Comment: In terms of fire access the London Fire Brigade Authority have no objection in terms of fire fighting access subject to the use of a fire hydrant on site or a sprinkler system).*)

- Security (Officer Comment: *The fact that residential dwellings of a modest size are being introduced on this site does not necessarily compromise the security of adjoining residents. In fact the introduction of residential units on this site could lead to better management, upkeep and surveillance on site. In particular the introduction of an electronically operated gate with secure entry system (camera link to handsets within properties for guest entry and key pad for resident entry) will improve security for adjoining properties. Typically houses with gardens backing onto one another are more secure*).
- Out of character (Officer Comment: *Surrounding residential development is characterised by two-storey terraced properties with street frontages. In this instance given the site is a backland site a scheme which is subordinate in nature to the surrounding terrace houses and contemporary in design is seen as an acceptable approach here*).
- Overbearing (Officer Comment: *In terms of the overbearing, views of the proposed dwellings would be at the end of existing gardens and these mews properties would be seen in the context of the existing varied urban fabric nearby. Moreover, these are not tall properties. They match the eaves level of the surrounding frontage dwellings and have flat roofs. The intermediate balconies are both lower and set back from the front and rear façades, and included a limited degree of permeability, as well as being of a differing colour and detailing that would further visually break up the massing. The balconies are both lower and set back further on the revised scheme*).
- Outlook (Officer Comment: *The development has been amended such the separation distances have been increased where there was concern, particularly the separation distance with properties on Denmark Street which is now approximately 18 metres which is considered acceptable. Given the separation distances has been increased officer consider that the outlook from the gardens of the surrounding properties would not be significantly harmed and the outlook from the first floor windows has been improved. Furthermore, the development here has been sensitively designed such that there is gaps within the design of the buildings permitting light to penetrate through the gaps and visually breaking the massing of the development resulting in visually appealing buildings which would minimise the visual impact on neighbouring properties*).
- Over development/cramped development (Officer Comments: *The number of dwelling has been reduced to 5 and therefore it considered that this would not be overdevelopment of site*).
- Overcrowding (Officer Comment: *In regards to overcrowding, the redevelopment of this site would provide family housing which is much needed in the Borough and the development has been reduced to 5 dwellings and officers would highlight that this not HMO, therefore is no evidence to prove that the proposal that would result into overcrowding as such officers considers that proposal would provide a good standard of accommodation*.
- Standard of accommodation (Officer Comments: *All the residential units comply with London Plan Policy D6, therefore it is considered that the proposed development is acceptable and complies with the relevant policies*).
- Use of render as facing material (Officer Comments: *The scheme has been amended such that a red brick with matching brick mortar colour would be used and all materials would be conditioned*).
- Lack of community consultation (Officer Comments: *Consultation was conducted on this application as per requirements set out in Haringey Statement of Community Involvement,*

furthermore the neighbouring properties were consulted on revised scheme. Therefore it is considered that the community was engaged in the consultation process).

- *Fire Strategy (Officer Comments: The applicant has submitted Fire Safety Design Noted dated 30/11/2022 which states that due to the narrow access of the undercroft (1.95m) it will not be possible to reach every point in each house within 45m of a fire appliance vehicle. Therefore, in order to meet Approved Document B5 Firefighting Access requirements, the provision of a mains outlet is required. The fire main inlet will be located within 18m of Denmark Street. The outlet will be located within 45m of the entrance to each and every unit. Furthermore, the London Fire Brigade have been consulted and have no objection. It is important to point out that any new development is required to satisfy the requirement of Building Control regulations and therefore the fire strategy would be accessed by Building Control under Approved Document B5).*
- *Loss of open space (Officer Comments: The proposed development will remove this parcel of open space but having regard to its nature, functionality, and apparent level of usage, in addition to the availability of other open spaces and amenities in the wider area, it is not considered that its re-use for affordable housing is unacceptable in principle. The need to deliver new housing, particularly affordable housing is an overarching strategic and local policy priority and on balance, outweighs the loss of the low-quality open space and any associated harm, in this instance).*
- *Not in compliance Building Regulation (Officer Comments: This is a planning application and a Building Control application would be submitted separately following the planning application approval and therefore it is considered that the compliance to building regulations cannot be assessed in this application).*
- *Waste management (Officer Comment: The applicant submits on drawing 2210_10_PL_10 REV E that the waste would be collected from the front access during collection days by refuse lorry given that refuse is not able to gain access. The Waste Management team have been consulted and have no objection. A condition would be attached for details of a secured bin storage to be submitted).*

The following issues raised are not material planning consideration

- Impact on property values (Officer Comment: this is not material consideration)

Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Sustainability;
6. Waste Management
7. Inclusive design
8. Tree and landscaping
9. Ecology and Biodiversity

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 69 of the NPPF (July 2021) 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 and in paragraph 120 seeks the optimisation of sites by way of upward extensions, when designed to be sympathetic to the street scene. Paragraph 130c 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).

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.

Backland development

The local plan has a specific policy on backland, infill and garden land development. Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land but equally the subtext of the policy outlines that for the Council to meet its housing needs, optimising existing built sites it may be necessary, but importantly such development should be of "sensitive design in order not to detract from the character of the street scene, the architectural integrity and scale of adjacent buildings or from residential amenity". Part B of the policy outlines a number of criteria that should be met in relation to infill/ backland development, as set out below.

- a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
- b. Provide a site specific and creative response to the built and natural features of the area;
- c. Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
- d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
- e. Retain and provide adequate amenity space for existing and new occupants;
- f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and
- g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

The proposed site is an undeveloped backland site located to the rear of Denmark Street, Park Lane, Manor Road and Chalgrove Road. The site is accessed through 18 Denmark Street. Policy (DM7) on infill, backland and garden sites with a specific presumption against the loss of gardens. The site in question is however not a private garden. The policy sets out a number of requirements in respect of the development of such backland sites; namely requiring such development to relate

appropriately and sensitively to its surrounding, respond specifically to the site, provide additional passive surveillance and increased security and to safeguard the privacy and amenity of adjoining houses and rear gardens.

The proposal is for the construction of part one and two storey buildings to provide 100% affordable housing for homeless families comprising of five homes and associated open space. The proposal would therefore work towards meeting the Council's target for new housing as well as provide affordable social rented housing that meets an identified need in the borough.

Design and appearance

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D4 '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 to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Detailed design

The proposed development has been revised since submission, following concerns raised by neighbouring properties and concerns raised by officers. In design, terms the buildings would be of a contemporary design, which would make the buildings stand out which is acceptable. The scheme presented as two storey dwellings with green roofs would be acceptable as it would blend in with existing buildings in terms of built forms and heights. Officers consider that the architectural approach here would be acceptable.

The design creates good quality homes and private outdoor amenity space with excellent coherent, brick-based design, clearly articulated as a series of separate two-story elements with single storey gaps between, to avoid the impression of a continuous development mass and provide individual identity to each house, as well as providing outlook to the proposed new dwellings avoiding loss of privacy to neighbours. The detailed design provides passive surveillance and activation to the shared private communal approach, amenity spaces and helps bring back vacant site into good use.

The height, bulk, massing and design of the proposal would provide a simple but sensitive architectural response that would respect the scale and character of the surrounding townscape. The development would use a quality set of materials that would enhance the character of the site and wider street scene. A restrictive condition is being imposed to remove permitted development rights to alter or extend the dwellings without first applying for planning permission, to ensure that they are not subject to development that would result in an overdevelopment of the site. The proposal is acceptable with regards to design and character considerations.

To ensure that the development is of high quality and to complement its surroundings, a number of matters relating to the detailed design of the buildings and landscape are to be secured through the submission of further details as per conditions imposed.

Overall, the proposed development presents well-designed and contemporary buildings on an infill site within an attractive landscaped setting. They respect the scale and amenity of the surrounding area and make a positive contribution to the local townscape. Therefore, it is considered that, the proposed development would be of acceptable design quality, form and appearance for the site and would be in keeping with the pattern of development within the area and would enhance the character and appearance of this part of the area.

Refurbishment of no. 18 Denmark Street

The proposal includes the refurbishment of the upper flat comprising of external alterations to configure the upper flat into 3b4 person flat by way of incorporating a roof extension to be discussed below. The family unit would have access to rear garden.

The proposed dormer would be full width and the dormer would be finished in slat roofing, obscure glazed window to upper bathroom and composite casement windows. The dormer has been set in by 500mm on both sides of the party walls. The proposal would not disrupt the prevailing pattern of development in the area, as the dormer is not visible from public vantage points. It is considered that the proposed dormer would not unduly dominant and will not present any adverse impact on the residential amenities of adjoining properties.

The rooflight would lie flush to the roof therefore acceptable.

Standard and quality of residential accommodation

London Plan 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 development will provide 5 new residential units, with the size of such units meeting the minimum area standards as required by the London Plan, with each unit including a living room, kitchen diner and WC at ground floor level, along with amenity space to the front and rear. As the site runs on a North to South axis the gaps allow for South facing windows to each unit. Inverted living (with living / dining accommodation at first floor) means that these South facing windows serve the living / dining and kitchen accommodation.

The 5 houses on Denmark Mews (units 1-5) have an inverted living arrangement. The ground floor of units 1-4 have 1 double and 2 single bedroom. Unit 5 has 1no. double and 1no. single bedroom. Each room meets The London Plan - Technical Space Standards. The proposed units would be dual aspect and would be well lit in terms of daylight and sunlight, as confirmed by the daylight and

sunlight assessment. The proposal will deliver a mix of residential units, including a family home (3+ bedrooms) and will contribute positively in terms of providing a greater mix of housing in the area.

Overall, the standard of accommodation provided within the proposed development is considered acceptable and in accordance with the above policies. All dwellings would meet the requirements set out in the London Plan Table 3.1 therefore acceptable. Given the above, the proposed units would provide an acceptable standard of accommodation for future occupiers.

The proposal would provide 5 residential units as follows:

Proposed units

Unit 1: 3b4 persons: The standard floor space would 84 sqm and proposed floor space is 84.2 complies with London Plan standards.

Unit 2: 3b4 persons: The standard floor space would 84 sqm and proposed floor space is 84.2 complies with London Plan standards.

Unit 3: 3b4 persons: The standard floor space would 84 sqm and proposed floor space is 84.2 complies with London Plan standards.

Unit 4: 3b4 persons: The standard floor space would 84 sqm and proposed floor space is 84.2 complies with London Plan standards.

Unit 5: 3b4 persons: The standard floor space would 84 sqm and proposed floor space is 84.2 complies with London Plan standards.

18 Denmark Street

Flat 18A: 1b2 persons: The standard floor space would 39sqm and proposed floor space is 53.5 complies with London Plan standards.

Flat 18B: 3b4 persons: The standard floor space would sqm and proposed floor space is 83.5 complies with London Plan standards.

Inclusive access

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. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

The new houses/units 1-4 are wheel chair accessible and the ground floor flat at 18a Denmark Street has been converted into a wheelchair accessible dwelling which conforms to Part M4 (3) guidance. The scheme as a whole meets a pre-planning recommendation to have a 10% of accommodation as wheelchair accessible. The applicant would be required to submit building regulations application and condition would be attached.

Impact on neighbouring amenity

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.

Daylight/Sunlight

A Daylight and Sunlight Study has been undertaken by Right Of Light Consulting Chartered Surveyor on 16th January 2024. The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 8 to 17 Denmark Street, 160 Park Lane, 162, 164, 166 & 168 Park Lane, 47, 47A and 47B, 49, 51, 53, 57 & 59 Chalgrove Road and 50, 52, 54, 56, 58, 60, 62, 64 & 66 Manor Road. The daylight/sunlight assessment concluded that all neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test. The design and layout of buildings is such that there is gaps in between the terrace as result enabling some sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. Overall the numerical results in this assessment demonstrates that the proposed development will have a low impact on the light receivable by its neighbouring properties.

Outlook

In terms of outlook, the proposed development has been amended to increase the separation distances between the new development and neighbouring properties. As such the outlook has generally been improved for the application site and surrounding neighbouring properties. The neighbouring properties most impacted by this development are properties on Denmark Street and Park Lane and the Design and Access Statement submitted indicates that at the Southern most part of the site, the first floor building is 17.5m from the nearest neighbour at Denmark Street. Given the angle and orientation of the site, this distance increases toward the northern part of the site. At 17 Denmark Street, the separation distance is 19.5m. To the North of the site, a separation distance of 17.7m would be achieved to the nearest dwelling on Park Lane. Therefore, the proposed development would not result in an unacceptable impact on outlook of neighbouring residential properties.

Visual overbearing impact

The siting, height and massing of the development would not result in a visually overbearing impact on neighbouring properties. Furthermore, given the separation distances of over 18 metres it is considered that the proposed development would not be visually overbearing.

Overshadowing

In regards to overshadowing, the Daylight and Sunlight Report submitted with this application indicates that the all windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements and all gardens and open spaces tested meet the BRE recommendations.

Overlooking/loss of privacy

Large inward looking openings to the terrace negate the need and reliance for clear glazed windows to the East or West elevations. There are no overlooking windows to the gardens of Chalgrove Road to the East. A single obscured glazed window to the first floor kitchen of Units 1-5

is proposed on the West elevation. Direct overlooking from terraces is avoided by the use of a perforated brick terrace screens as stated previously. The terraces are greater than 18m from any first floor neighbouring windows.

Any dust and noise relating to demolition and construction works would be temporary impacts that are typically controlled by non-planning legislation. This will mitigate the concerns of existing residents when it comes to noise and dust pollution during the construction phases. Nevertheless, the demolition and construction methodology for the development would be controlled by condition.

The increase in noise from occupants of the proposed development would not be significant to neighbouring occupants given that the proposed development is for residential and it considered the noise from the going and comings of the occupiers of this development would not be that significant considering the current urbanised nature of the surroundings.

Overall, it is considered that the proposal would not have a material impact on the amenity of residents and occupiers of neighbouring and surrounding properties.

Transport considerations

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 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 DPD Policy 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 Council's Transportation have been consulted and advises the site is located to the eastern side of Denmark Street. It is on vacant land to the rear of Denmark Street, Park Lane, Manor Road and Chalgrove Road. It has a single pedestrian access to the side of 18 Denmark Street. The site has a PTAL value of 3 (2021 value), considered 'moderate' access to public transport services. 4 different bus services are accessible within 4 to 6 minutes walk of the site, and Northumberland Park railway Station is a 4 to 5 minute walk away. The site is also within the Tottenham Event Day CPZ, which is in place on match event days and evenings.

In terms of parking consideration, the applicant has submitted Parking Stress Survey and transportation officer advises that the report shows a slight increase in on parking levels, however transportation officers considers that the proposed development would not create adverse parking impacts given the available capacities recorded in the parking stress survey report.

In relation to cycle parking arrangements, the London Plan 2021 requires 1 space per studio single/one bedroom unit, 1.5 spaces per 2-person 1-bedroom unit, and 2 spaces for all other dwellings.

14 cycle parking spaces are proposed, to meet the requirements of the London Plan, 10 spaces are required, plus 2 visitor spaces. A condition will be attached for the applicant to provide details of secured bike store.

Reinstatement of existing crossover

There is currently a narrow crossover at the frontage of No. 18, this will no longer be required so the applicant will need to enter into the appropriate Highways Act Agreement with the Highway Authority and reinstate the kerb and footway to full height, and amend the on street parking arrangements as necessary. This will enable a lengthening of the CPZ bay at this location thus potentially enabling additional on street parking capacity for permit holders. A condition has been attached.

Refuse/recycling storage

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

The Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough. For this type of proposed residential the requirements for refuse bins would be 140 litres for sole use per 1 bed dwelling, or 360 litres per pair of 1/2/3 bed dwellings when supplied for shared use. For recycling it would be 240 litre bins.

The applicant submits that bin storage for 18a and 18b Denmark Street is located in the undercroft and the storage capacity of each house/flat meets Haringey's collection day requirements. There is a dedicated refuse and recycling storage area for Units 1-5 Denmark Mews which has been revised and would be located near the front entrance. This has been reviewed by the waste management team who have advised that this would be acceptable given that the entrance is not wide enough for the bins to be serviced. A condition would be attached for the applicant to submitted details of secured bin storage.

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.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

There is a mature Sycamore (*Acer pseudoplatanus*) located within the boundary fencing of 18 Denmark Street and the neighbouring property in Park Lane. The Tree Survey states that the tree is in average condition and categorised as B2 as it is significant feature at the entrance to the proposed development and is visible from the surrounding properties. The Council tree officer has been consulted and advises that there is no objection subject conditions.

Ecology/Biodiversity

Policy G6 of the London Plan requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain.

Strategic Policies DPD Policy SP13 requires development to protect and improve biodiversity, including contributing to wildlife and ecological habitats and, where possible, including tree planting, green and brown roofs, rainwater harvesting, green walls, bird and bat boxes.

The proposed soft landscape area surrounding the proposed development have been designed to maximise the biodiversity of the area by using a mixture of hedging plants.

Fire Safety

Policy D12 of the London Plan states that all development proposals must achieve the highest standards of fire safety. To this effect major development proposals must be supported by a fire statement.

The applicant has provided a Fire Statement in accordance with Policy D12. The submitted Fire Safety Design Noted dated 30/11/2022 states that due to the narrow access of the undercroft (1.95m) it will not be possible to reach every point in each house within 45m of a fire appliance vehicle. Therefore, in order to meet Approved Document B5 Firefighting Access requirements, the provision of a mains outlet is required. The fire main inlet will be located within 18m of Denmark Street. The outlet will be located within 45m of the entrance to each and every unit. Furthermore, London Fire Brigade and The Council's Building Control Team have been consulted and have no objection to the application. It is important to point out that any new development is required to satisfy the requirement of Building Control regulations and therefore the fire strategy would be accessed by Building Control under Approved Document B5).

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 has been accompanied by an Energy Statement produced by by BASEENERGY: S10920-Rev6 (dated 21/06/2023). The revised energy statement proposes an overall reduction of 98% carbon dioxide with high fabric efficiency, air source heat pump solution, and solar PV. Planning conditions have been recommended to secure the benefits of the scheme. A payment of carbon offset contribution would be secured via s106 agreement.

Contamination

DM policy DM23 states that proposals for new development will only be permitted where it is demonstrated that any risks associated with land contamination can be adequately addressed in order to make the development safe. All proposals for new development on land which is known to be contaminated, or potentially contaminated, will be required to submit a preliminary assessment

to identify the level and risk of contamination and where appropriate, a risk management and remediation strategy.

The Council's Environmental Officer has been consulted and advises that having considered all the relevant supporting information, there is no objection to the proposed development in respect to air quality and land contamination, subject conditions should planning permission be granted.

Conclusion

The development would provide a satisfactory standard of accommodation that serves an identified need and work towards achieving housing delivery targets in the borough. It would not result in an unacceptable impact on neighbouring amenity, amenity of future occupiers, parking/highways conditions in the locality, landscaping in the area, or in terms of potential contamination of the land.

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 £32,723.148 (472.4 sqm x £69.27) and the Haringey CIL charge will be £27,083.36 (472.4sqm x £57.38 (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. An informative will be attached advising the applicant of this charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions

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 hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

- 3 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 14 long-stay and 6 short-stay cycle parking spaces for the residents, employees and visitors 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 Cycle Design Standards.

- 4 Prior to the commencement of development, a Construction Management Plan (including a 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) The 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) The 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; and
 - d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions or outbuildings shall be built and no new window or door openings inserted into any elevation of the building (other than that development expressly authorised by this planning permission).

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

- 6 Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policies SI 7 and SI 8 of the London Plan 2021.

- 7 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 schedule of the exact product references together with detailed drawings.

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.

- 8 Prior to the first occupation of the development a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 9 Prior to the first occupation of the development, details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies D1 and D3 of the London Plan 2021 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 10 The development hereby approved shall be constructed in accordance with the Energy Statement prepared by BASEENERGY: S11818-Rev1 (dated 08/02/2024) delivering a minimum 96.55% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 2.4kWp solar photovoltaic (PV) array per dwelling or site-wide equivalent.

(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 37.83% reduction in SAP10 carbon factors, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (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)
- 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/ air source heat pump(s) must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, 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, 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.

- 11 Prior to occupation of the development, details of 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 internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

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 Planning Report Rev1 prepared by BASEENERGY (dated 05/02/2024)

- Internal blinds to all habitable rooms
- Natural ventilation via openable windows
- Glazing g-value of 0.40
- External shading (including terrace retractable shade) and external blinds
- MVHR Nuair MRBOX - hybrid cooling with 20l/s (bedroom), 30l/s (living areas) and extract (WC and kitchen areas)

If the design of Blocks is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

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.

- 12 No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. 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.

- 13 Prior to above ground commencement of development, details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement in line with the Sustainability Statement prepared by BASEENERGY (dated 08/02/2024).

The report shall include:

- Urban greening and biodiversity enhancement measures;
- Details on electric vehicles charging points, cycle parking facilities;
- A target percentage for responsibly sourced, low-impact materials used during construction;
- Justification for the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles;
- Details on how any demolition materials can be reused;
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

Reason: To ensure the development provides the maximum provision towards increasing the level of sustainability in line with London Plan (2021) policies G6, S17 and Haringey Local Plan Policy SP4, DM21, DM25, and DM29.

- 14 Before development commences other than for investigative work:
- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
 - b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
 - c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
 - d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
 - e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 15 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 in line with paragraph 109 of the National Planning Policy Framework.

- 16 a. No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NO_x and PM. No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
- b. An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

- 17 Prior to installation, details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh (0%).

Reason: As required by The London Plan Policy 7.14.

- 18 Prior to the commencement of the development, details of the Combined Heat and Power (CHP) facility of the energy centre or centralised energy facility or other centralised combustion process and associated infrastructure shall be submitted in writing to and for approval by the Local Planning Authority.
- The details shall include:

- a) location of the energy centre;
- b) specification of equipment;
- c) flue arrangement;
- d) operation/management strategy; and
- e) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)
- f) details of CHP engine efficiency

The Combined Heat and Power facility and infrastructure shall be constructed in accordance with the details approved, installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

- 19 Noise arising from the use of any extractor fan or any associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of the extractor fan does not cause noise nuisance within residential or noise sensitive premises.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 20 A tree protection plan and reserved arboricultural method statement shall be submitted in writing and approved by the Local Planning Authority.

Reason: In order to safeguard the trees on the site which are to remain after building works are completed in the interests of visual amenity.

- 21 Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. Details shall include information regarding, as appropriate:

- a) Means of enclosure;
- b) Hard landscaping surfacing materials;
- c) Planting plans including an assessment of existing and proposed trees;
- d) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- e) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- f) Details and location of pond.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall 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 retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

- 22 No development shall take place until details of a scheme for installing external lighting within the site, including night-time security lighting and its means of actuation, light spread and average illuminance, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved details.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

- 23 LBH Transport Planning will require the applicant/developer to contact the Council's highways team for the initiation of the reinstatement of the footway at the location of the redundant vehicle crossover before occupation of the site. The applicant/developer will be fully responsible for associated costs.

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

- 24 Prior to first occupation of the development hereby approved, a detailed Drainage management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by residents' management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development, has been submitted and approved. The development shall be constructed in accordance with the approved details and thereafter retained.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system to comply with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

- 25 Prior to occupation, the development hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) as indicated on the approved plans and supplementary information. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time.

Informatives:

INFORMATIVE: 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

The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the

consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE

Based on the information given on the plans, the Mayoral CIL charge will be £32,723.148 (472.4 sqm x £69.27) and the Haringey CIL charge will be £27,083.36 (472.4sqm x £57.38 (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. An informative will be attached advising the applicant of this charge.

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: Crossovers

The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out before the development is occupied.

INFORMATIVE: Waste Management

Applicant is to advise all occupiers that all bins are to be taken to Collection day storage area (by the site entrance) on collection day by residential.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.