

Mr Cassion Castle
10 Old Dairy Court
17 Crouch Hill
London
United Kingdom
N4 4AP

23 August 2024

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

Case Reference	HGY/2023/0724
Location	Rear of 11 Wolseley Road, London N8 (site facing Clifton Road)
Proposal	Demolition of existing building and front boundary wall, with excavation into the site to construct a part sunken new dwelling, arranged over 3 floors, along with the erection of new boundary walls and landscaping in relation to the site, which sits adjacent to No 45 Clifton Road and to the rear of No 11 Wolseley Road (AMENDED DESCRIPTION & AMENDED PLANS).
Received	14 March 2023

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

Title	Description	Date
Statement Regarding Biodiversity Value & Canopy Cover - Rear of 11 Wolseley Road (P1284 V2)		31 July 2024
Existing and Approved drawings as listed in Condition 2	1803/P/E01	31 July 2024
	1803/P/E02	
	1803/P/E03	
	1803/P/E04	
	1803/P/E05	
	1803/P/E06	
	1803/P/E07	
	1803/P/P102	
	1803/P/P103	
	1803/P/P104	
	1803/P/P105	
	1803/P/P200	
	1803/P/P201	
	1803/P/P202	
	1803/P/P203	
	1803/P/P204	
	1803/P/P300	
	1803/P/P301	
	1803/P/P302	

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (18)

- 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

1803/P/E01; 1803/P/E02; 1803/P/E03; 1803/P/E04; 1803/P/E05;
1803/P/E06; 1803/P/E07; 1803/P/P102; 1803/P/P103; 1803/P/P104;
1803/P/P105; 1803/P/P200; 1803/P/P201; 1803/P/P202; 1803/P/P203;
1803/P/P204; 1803/P/P300; 1803/P/P301 & 1803/P/P302.

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

- 3 No above ground works shall take place until the following details of the buildings/ structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

- a. particulars and samples of the materials to be used on the external faces of the building and front boundary wall;
- b. details of the elevations of the development (elevations, plans and cross-sections at scale 1:20) as well as typical details of the fenestration and entrances as well as detail of front boundary wall and gates;
- c. details and locations of down pipes, rainwater pipes or foul pipes and all external vents.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of Fortis Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 4 Notwithstanding the detail submitted as part of the planning application no development above ground shall take place until final details of both hard and soft landscape works, and tree planting have been submitted to and

approved in writing by the local planning authority. The trees to be planted shall have a minimum stem girth of 12-14cm.

The approved detail shall thereafter be carried out and implemented in strict accordance with the approved details, including landscaping 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 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.

- 5 Prior to the commencement of the above ground works full details of a biodiverse, substrate-based extensive living roof, including maintenance plan, shall be submitted to and approved by the Local Planning Authority.

The approved living roofs shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with 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).

- 6 Notwithstanding the Arboricultural Impact Assessment submitted prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of protection measures and techniques to be adopted for the protection of trees from damage during the course of any activity related to the development, including foundation design, shall be submitted to the Local Planning Authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) and thereafter implemented accordingly.

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.

- 7 Notwithstanding the construction management plan submitted, no construction shall take place, other than site clearance, until a construction management plan for the proposed development has been submitted to and approved in writing by Local Planning Authority. The plan shall provide the following details:
- I. A programme of works (including measures for traffic management);
 - II. Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
 - III. Storage of plant and materials used in constructing the development;
 - IV. Details of a construction compound including the siting of any temporary site office, toilets, skips or any other structure;
 - V The erection and maintenance of security hoarding where appropriate;
 - VI Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;
 - VII Measures taken to ensure continued and safe access and movement for users of the pathway to front of the site on Wolseley Road;
 - VIII Contact details for the Site Supervisor responsible for on-site works;

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 ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

- 8 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement/ lower ground floor construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

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

- 9 The development shall be constructed in accordance with the Energy Statement by Archieve Green and Energy Test (dated 21 February 2023), ensuring a reduction of 79% carbon dioxide emissions on site over the 2021 Building Regulations Part L, based on high fabric efficiencies, an air source heat pump (ASHP), and a minimum 3.3 kWp solar photovoltaic (PV) array with further details in respect of the following first being submitted to and approved by the Local Planning Authority,

- Fabric efficiencies to achieve at least a 13% reduction in SAP10 carbon factors, with details on thermal bridging.
- Location, specification, and efficiency of ASHPs.
- Specification, efficiency, and plans of the Mechanical Ventilation and Heat Recovery (MVHR) system.
- Details of the PV array, including number, angle, orientation, type, efficiency, overheating prevention, and peak output (kWp).
- Specifications of any additional carbon-reducing equipment.

The approved details shall be implemented prior to first operation and maintained for the lifetime of the development. The solar PV arrays and ASHP must be operational before the first occupation of the relevant block.

Reason: To ensure the development reduces its carbon emissions, in line with the Energy Hierarchy, London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

- 10 Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £2,850.00 to fund offsetting the remaining carbon emissions from this development.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

- 11 Prior to above ground construction, a statement shall be submitted to and approved by the Local Planning Authority to demonstrate how the overheating risk has been minimised and mitigated on site in line with the London Plan Cooling Hierarchy. Details and specification of the mitigation measures shall be provided in support of this statement.

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** The dwelling hereby approved shall not 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** The dwellings hereby approved shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF

- 14** The noise level from the operation of the air source heat pump thereafter approved must not exceed 42dB LAeq (5 min) at 1 metre from the window of a habitable room on the façade of any neighbouring residential property. If, in the opinion of the Local Planning Authority the proposed air source heat pump(s) result in any noise nuisance to the occupant of any neighbouring dwelling the Applicant shall install noise mitigation measures in agreement with the Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 15** 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.

- 16** 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.

- 17** 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 outbuilding 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.

- 18** Prior to the first occupation of the development hereby the developer shall have entered into an agreement with the local highway authority under Section 278 of the Highways Act 1980 to remove the necessary section of redundant crossover across the footway and to reinstate the public footpath at this location on Clifton Road.

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 and the amenity of the area.

Informatives:

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 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 : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of

London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £9,697.80 (140sqm x £69.27) and the Haringey CIL charge will be £59,143 (140sqm 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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.

INFORMATIVE: Need for Dilapidation survey

The applicant may be liable under Sections 131 and 133 of the Highways Act 1980 to pay for damage to the publicly maintained highway if caused as a result of the building works hereby approved. The applicant is, therefore, required that before the commencement of the works hereby approved to contact the Council's Highway Department (nrswa@haringey.gov.uk) regarding the preparation of a site dilapidation survey and photographs of the footway and carriageway around (Insert Road). This survey will be used as a basis for assessing the amount of damage caused to the publicly maintained highway caused by building works.

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 publish on the Council's planning portal in relation to this application.

INFORMATIVE: Biodiverse /extensive living roof

The living roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change.

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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.