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18 September 2024

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

Case Reference	HGY/2023/3337
Location	Spring Lane Care Home, 170 Fortis Green, Hornsey, London, N10 3PA
Proposal	Three-storey standalone building to provide Use Class C2 accommodation with basement link to existing care home, including underground link for additional care home bedrooms, amenity space, landscaping, new garden and cycle parking as well as alterations to the existing Spring Lane Care Home. (AMENDED DESCRIPTION).
Received	15 December 2023

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

Title	Description	Date
1326PL-RDT-01-B1-DR-A-2000_PL1.pdf	Floor plan	15 December 2023
1326PL-RDT-ZZ-ZZ-DR-A-0001_PL1.pdf	The location plan	15 December 2023
1326PL-RDT-01-03-DR-A-2400_PL1.pdf	Floor plan	15 December 2023
1326PL-RDT-01-ZZ-DR-A-3002_P2.pdf	Elevation (Front) - Proposed	15 December 2023
1326PL-RDT-01-00-DR-A-2100_PL2.pdf	Floor plan	15 December 2023
1326PL-RDT-01-01-DR-A-2200_PL2.pdf	Floor plan	15 December 2023
1326PL-RDT-01-ZZ-DR-A-3003_P2.pdf	Elevation (Front) - Proposed	15 December 2023
1326PL-RDT-01-ZZ-DR-A-1100_PL1.pdf	Block plan of the site	15 December 2023
1326PL-RDT-01-ZZ-DR-A-3001_P2.pdf	Elevation (Front) - Proposed	15 December 2023
1326PL-RDT-01-ZZ-DR-A-3000_P2.pdf	Additional plans	15 December 2023
1326PL-RDT-01-02-DR-A-2300_PL2.pdf	Floor plan	15 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (12)

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development shall be completed in accordance with the approved plans 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 No above ground works shall take place until the following details of the new building and alterations to the existing building hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

- a. particulars and samples of the materials to be used on the external faces of the new building and front boundary wall;
- b. details of the elevations of the new building (elevations, plans and cross-sections at scale 1:20) as well as typical details of the fenestration and entrance, including detail of front boundary wall and railing;
- c. details and locations of down pipes, rainwater pipes or foul pipes and all external vents in connection with the new building;
- d. details of the elevational changes to the existing building (at scale 1:20) and particulars and samples of the materials in relation to the indicated elevational changes, namely new banding detail, replacement windows, Juliet balustrades and other balustrades, clay hanging tile to the top floor etc.

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 Muswell Hill 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 have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall comprise the following details:

- a) proposed trees: their location, species, size,
 - b) soft planting: including grass and turf areas, shrub and herbaceous areas;
 - c) a statement detailing how the proposed planting has been selected to maximise biodiversity and to improve air quality;
 - d) a landscaping maintenance plan;
 - e) any other landscaping feature(s) forming part of the scheme.
- The submitted details shall confirm that the landscaping scheme will achieve an Urban Greening Factor (UGF) net gain of 0.09% or higher.

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 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.

Reason: 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 and ensure that the development provides provision towards the creation of habitats for biodiversity in accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 5 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 the 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 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.

- 6 The development hereby approved shall be constructed in accordance with the Energy Statement Report prepared by Harniss Revision 3 (dated 7 June 2024) delivering a minimum 37% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) with a minimum SCOP of 3.2, and a minimum 7/11kWp solar photovoltaic (PV) array with further details in respect of the following first being submitted to and approved by the Local Planning Authority.

- Confirmation of the necessary fabric efficiencies to achieve a minimum 3% reduction, and aiming for 15% reduction;
- 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 in terms of 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 thereafter shall be carried out strictly in accordance with the details so approved with the solar PV arrays and air source heat pump(s) installed and brought into use prior to first occupation of the relevant block and retained for the lifetime of the development, unless otherwise agreed with the Local Planning Authority.

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.

- 7 Prior to the occupation of the building hereby approved a Unilateral

Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £6,555.00 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.

- 8 As per the Sustainability Statement prepared by Harniss Revision 3 (dated 7 June 2024, the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of "Very Good" outcome (or equivalent), aiming for "Excellent" rating, with post construction review certificate(s) being submitted to, and approved in writing by the local planning authority, within six months of the building hereby approved being first occupied/ brought into use.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

- 9 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.

- 10 Prior to the first occupation/ use of the new building hereby approved, 'Secured by Design' accreditation shall be obtained for such building and thereafter all features are to be permanently retained. Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of the building. Confirmation of the certification shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: In the interest of creating safer, sustainable communities.

- 11** Prior to the commencement of above ground works for the development hereby approved scaled drawings with details of the location and dimensions of the secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in accordance with the London Cycling Design Standards prior to first occupation of the development and shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards.

- 12** The off-street parking facilities shown on the site plan hereby approved (drawing 1100) shall be provided before the building is first occupied/ brought into use, and thereafter retained for that purpose.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area.

Informatives:

INFORMATIVE: 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: 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 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: The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk.

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