

Mr Stuart Minty
80-83 Long Lane
London
EC1A 9ET

15 November 2024

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

Case Reference HGY/2024/0806
Location 41 Sheldon Avenue, Hornsey, London, N6 4JP
Proposal Demolition and erection of replacement larger dwelling with basement, swimming pool and associated plant equipment to rear garden, and all ancillary works including landscaping, boundary treatments and access.
Received 21 March 2024

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
Basement Impact Assessment	SHA-SYM-00-XX-RP-S-A001	21 March 2024
EC20229-3 - Plant Noise Impact Assessment-compressed.pdf	Noise impact assessment	21 March 2024
Arborist report S1110-J3-R1_PLANS 41 Sheldon Avenue Highgate N6 4JP.pdf	Tree survey	21 March 2024
SHA-MWA-A-00-DR-A-P2000 Rev P2		13 September 2024
23002_41 Sheldon Avenue_Existing and Proposed Areas_Full Demo_Revised Design with GF Bays_240830		13 September 2024
SHA-MWA-A-ZZ-DR-A-P2200 Rev P2		13 September 2024
SHA-MWA-A-ZZ-DR-A-P2104 Rev P2		13 September 2024
SHA-MWA-A-ZZ-DR-A-P2201 Rev P2		13 September 2024
SHA-MWA-A-01-DR-A-P2001 Rev P2		13 September 2024
SHA-MWA-A-ZZ-DR-A-P2103 Rev P1		13 September 2024
SHA-MWA-A-ZZ-DR-A-P2203 Rev P2		13 September 2024

SHA-MWA-A-B1-DR-A-P1999 Rev P2	13 September 2024
SHA-MWA-A-02-DR-A-P2002 Rev P2	13 September 2024
SHA-MWA-A-ZZ-DR-A-P2100 Rev P2	13 September 2024
SHA-MWA-00-ZZ-DR-A-P2101 Rev P2	13 September 2024
SHA-MWA-A-ZZ-DR-A-P2102 Rev P2	13 September 2024
As Proposed_Winter View	13 September 2024
SHA-MWA-A-ZZ-DR-A-P2204 Rev P1	13 September 2024
SHA-MWA-B-00-DR-A-P1900 Rev P2	13 September 2024
SHA-MWA-A-RF-DR-A-P2003 Rev P2	13 September 2024
SHA-MWA-A-ZZ-DR-A-P2202 Rev P2	13 September 2024
2024-09-11 41 Sheldon Avenue - Circular Economy Statement - Rev B	2 October 2024
12434 Energy Statement (41 Sheldon Avenue)Final	2 October 2024
2024-09-27 - 41 SA Whole Life Carbon Assessment - Rev C	2 October 2024

Kevin Tohill
Interim Head of Development Management and Planning Enforcement
Planning Service

Conditions: (17)

- 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

- 3** Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

- A brick sample panel (minimum 1 sq.m) constructed on site from reclaimed brick showing bond and mortar pointing to be used;
- Material specification and material samples of any additional bricks to be used in the construction of the new building and new front wall;
- Material specification and material samples of new roof tiles to be used;
- Detailed drawings at a scale of 1:20 and material specification of proposed dormers to both front and rear elevations;
- Detail drawings of new window types to scale 1:10 and related material specification;
- Detail design drawings to scale 1:10 and material specification of new pedestrian gate and front vehicle gates.

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

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate 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 details hereby approved and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, details of new landscape planting and hardsurfacing to the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development.

Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Notwithstanding the plans hereby approved and prior to above-ground construction, details of the proposed extensive green and blue roof must be submitted to and approved in writing by the Local Planning Authority. The living roof should enhance biodiversity and amenity with flowering species suited to seasonal variations. The submission shall include:
- a) Layout identifying the living roof area, including substrate levels (120-180mm) and varied substrate depths.
 - b) Details on invertebrate structures, providing a minimum of one feature per 30m², including substrate mounds, semi-buried log piles, and other habitat elements.
 - c) Information on the seed spread and density of native wildflowers and herbs, ensuring diversity beyond Sedum and accommodating sunlight/shade variations.
 - d) Details of blue roof build-up, water attenuation, and feasibility for on-site rainwater collection.
 - e) A section showing the build-up of the blue roof and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site.

The extensive green and blue roof shall thereafter be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter, and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

- 6 No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

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 The development hereby approved shall be constructed in accordance with the 12434 Energy Statement (41 Sheldon Avenue) Final by Base Energy (dated Sept 2024) delivering a minimum 80% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) for the dwelling and swimming pool, and a minimum 5.3 kWp solar photovoltaic (PV) array.

(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 the necessary fabric efficiencies to achieve a minimum 24% 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, with the potential to increase the scope of the ventilation to the entire dwelling;
- Details of the PV, demonstrating the roof area has been maximised to meet Policy SP4 target of a 20% reduction in emissions from energy

generation, 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); inverter capacity; and how the energy will be used on-site before exporting to the grid;

- Specification of any additional equipment installed to reduce carbon emissions, if relevant.

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.

(b) The solar PV arrays and air source heat pump must be installed and brought into use prior to first occupation. Evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, heat pump system, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

- 8 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 £9,291.00 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.

- 9 Prior to occupation, details of the location of a water butt of at least 440L internal capacity to be installed to intercept rainwater draining from the roof should be submitted to and approved in writing by the Local Planning Authority and subsequently provided. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

- 10** Prior to commencement of the development hereby approved, a Demolition Management Plan (DMP) and Construction Logistics Management Plan (CLMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP and CLMP shall detail the programme of works and provide details in respect of: the construction traffic movements, material/plant storage areas and details of necessary suspended car parking spaces. Thereafter, the development shall be implemented in line with the approved details throughout the project 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) and with Policy DM1 of The Development Management DPD (2017).

- 11** No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

- 12** No development shall be carried out until such time as the person carrying out the work is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: To mitigate the impact of construction work upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

- 13** All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london>.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ.

- 14** The residential unit hereby approved shall be designed to meet Part M4 (1) '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.

- 15** The noise level from the operation of the air source heat pumps hereby 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 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.

- 16** The fenestration at the first-floor level on the northern (side) facade of the building shall be in obscure glazing and shall be non-opening fixed to 1.7m in height and thereafter retained in perpetuity.

Reason: In order to protect the privacy and amenity of adjacent and neighbouring properties.

- 17 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 shall be built and no new window or door openings inserted into any elevation of the buildings (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

Informatives:

INFORMATIVE: Community Infrastructure Levy

The Mayoral CIL charge will be £38,874.32 (561.2sqm x £69.27) and the Haringey CIL charge will be £237,078.94 (561.2sqm x £422.45 (Indexation included)). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: 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: Bats and birds

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection should be undertaken prior to the commencement of works to determine if any bats or birds reside on site. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.

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: 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: 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 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.

- 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.