



Officer Report

Application Number:	HGY/2023/0850		
Application Type:	Householder planning permission		
Address:	139 Cranley Gardens, Hornsey, London, N10 3AG		
Proposal:	Basement extension to existing semi-detached property to provide a new gym, swimming pool, sauna room, plant room and bathroom with an existing outbuilding part demolished and rebuilt except for the boundary wall which will be underpinned. (AMENDED DESCRIPTION).		
Case Officer:	Josh Parker		
Valid Date:	05/05/2023		
Applicant:	Mr L Doherty		
Agent:	Mr David Mullaly		

1. SITE AND SURROUNDINGS

The application site relates to a two-storey semi-detached property located on the southern side of Cranley Gardens. The total site area is circa 595sqm occupied by this semi-detached house, an outbuilding in use as a gym, an astro turf football pitch to the rear with the remaining balance made up of lawn and paving. The rear garden slopes somewhat from the back of the house to the rear of the site and adjoins open space at the back of the garden. Specifically, the land to the rear is North Middlesex cricket club grounds which is designated Metropolitan Open Land (MOL). The application site falls within a critical drainage area.

2. PROPOSED DEVELOPMENT

This application is for a basement extension underneath part of the ground floor to this semi-detached property as well as projecting into the rear garden. The works are to provide a new gym, swimming pool, sauna room, plant room and bathroom in connection with this dwelling.

3. SITE HISTORY AND ENFORCEMENT

The relevant application history in relation to this site is as follows:

2022: Lawful development (HGY/2022/0270) granted for proposed single storey ground floor rear extension following the demolition of an existing conservatory.

2022: Lawful development (HGY/2022/1024) withdrawn for Replacement of outbuilding.

2022: Planning application (HGY/2022/0746) withdrawn for Basement Extension to implement a new gym, swimming pool, sauna room, plant room and bathroom.

2021: Planning application (HGY/2021/2148) refused for replacing existing rear glass conservatory with a single storey flat roof extension with skylight and doors opening to the garden

2021: Planning application (HGY/2021/2152) refused for a hip to gable roof extension and enlargement of existing rear dormer.

2021: Planning application (HGY/2021/1605) refused for installation of a front dormer window to the existing hipped roof of the semi-detached dwelling.

2021: Certificate of lawfulness (ref: HGY/2021/1603) granted for proposed development of a hip to gable roof extension to replace existing side dormer.

2016 Planning application (ref: HGY/2015/2989) refused for construction of underground swimming pool, changing rooms and shower room.

2015: Planning permission (ref: HGY/2015/1541) granted for replacement of the existing conservatory on the rear elevation.

2014: Certificate of lawfulness (ref: HGY/2014/3181) granted for removal of existing garage and installation of gym and garden store.

2002: Certificate of lawfulness (ref: HGY/2002/1157) granted for installation of rear and side dormer windows.

3. CONSULTATION

LBH Building Control: No objection

Thames Water: - Raise no objection, subject to:

- Condition to be added to any planning permission detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out
- As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device
- Thames water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of letters. The number of representations received from neighbours, local groups, etc., in response to notification and publicity of the application are set out below.

Ward Councillor

Cllr Connor objections:

- Basement predominantly in the rear garden would set a bad precedent.
- Increase risk of flooding; uncertainty on how the flood mitigation would be managed/maintained.
- Discharging additional water to the sewer to exacerbate the existing 'medium' overall flood risk.
- Long term implications from shrinking and swelling of the fine grained silty clay soils.
- Noise nuisance generated by the plant room.
- Chemical storage overspill and how it would be contained.
- Application should be determined by planning committee.

Neighbouring residents

No. of individual responses: 31

Objections: 25 (some have multiple objections)

Supporting: 0

Representation: 1

The comments received are summarised as follows:

Basement and construction related matters

- Sets a precedent for large basements.
- Poor geological conditions.
- Potential for future structural problems for this and adjacent dwellings.
- Concerns regarding subterranean flow, slope stability, and subsidence risk.
- Dwelling with substantial works across the road had severe construction implications on neighbours.
- General overdevelopment/unproportionate to the host dwelling.
- Construction could create traffic delays for emergency vehicles.
- Construction vehicles to hinder pedestrians and vehicles.
- Nuisance generated from the duration of the construction of the basement (noise, dust, vehicles, light) for neighbours and wildlife.
- Noise and vibration from the plant room in a single-story studio hasn't been documented on the implications for the neighbours.

- Precedent claimed by the works at 112 Cranley Gardens doesn't hold weight as the basement is largely under the dwelling and permitted without the current policy.
- Small percentage of the basement being located under the host dwelling.
- Massing and scale unproportionate to the host building.
- The BIA incorrectly addresses the works as single storey in scale.
- Construction management plans have not been submitted, ignoring policy DM18 (basements).
- Basements to be halted until new basement policy is in place.
- Limit in dimensions and siting should be implemented to protect neighbours.
- Scale of the basement moves away from domestic/residential use.
- Vast use of water only benefits the occupiers.

Flood risk and drainage

- Flood risk from the displacement of groundwater.
- Severed sewer services to the neighbouring property.
- Mapped and culverted Moselle Brook river has other branches which have not been culverted and would be obstructed by the development.
- The borehole monitored over a two-week period doesn't take into account the variation in weather over wetter months.
- Surface Water Long Term Flood Risk Map shows potential long-term flooding on the grounds behind the property.
- Implications basements can have on groundwater referencing the large 'iceberg' basement in central London.
- Flooding occurred in July 2021 where Cranley Gardens meets Park Road.
- The cricket grounds and rear garden retain water and get boggy during wet months.
- The development would intersect a public sewer, when Thames Water may have overlooked this aspect.
- The development would stop the eastward overland flow back to Park Road / Priory Road junction, undermining recent efforts to alleviate this.
- The BIA does not question the validity of the flood assessment itself.

Flood risk and drainage

- Skylight from the basement would create light pollution.
- Construction could create traffic delays for emergency vehicles.
- Nuisance generated from the duration of the construction of the basement (noise, dust, vehicles, light) for neighbours and wildlife.
- Noise and vibration from the plant room in a single-story studio hasn't been documented on the implications for the neighbours.
- Would appear out of character.
- Accumulation of rear modifications appear out of character.

Environmental Impacts

- Construction would contribute negatively to CO2 emissions.
- Potential poisoning of the trees from chemical leeching.
- Bat/wildlife experts should be engaged to understand the impacts.
- Further degradation to the natural character of the garden.
- Impacts on biodiversity and rooting systems.

Non planning considerations

- Applicant has not discussed plans with neighbours.
- There are sufficient facilities nearby at the Park Road Pools and Fitness Centre.

5. PLANNING ASSESSMENT

The main planning considerations raised by the proposed development are:

- Design and appearance;
- Basement development and
- Impact on neighbouring amenity

Design & appearance

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.

Policy DM18 states that the Council when considering applications for light wells will assess if the architectural character of the building is protected, the surrounding area's character and appearance are preserved, and if more than 50% of the front garden or amenity area is retained. Paragraph 3.46 of the local plan emphasises that lightwell must be designed sensitively to avoid negatively impacting the character and appearance of an area.

This application seeks approval for a reduced basement compared to that presented in application reference HGY/2022/0746, which was withdrawn. The proposed works involve excavating beneath the footprint of the house, with a larger section of the basement extending into the rear garden. The purpose of the works is to provide ancillary accommodation, including a gym, swimming pool, sauna, plant room, and bathroom, in connection with the existing residential dwelling.

All works will be located at the rear of the property and subterranean, except for a slender skylight running parallel to the outbuilding, which will provide light to the basement accommodation. These works will have no impact on the property's frontage.

In more detail, the basement will feature a gym mezzanine floor overlooking a 12.5m pool, which will be positioned one level below the gym. The basement's depth will vary, with a total projection of 16.4m, ending in line with the rear building line of the outbuilding. The depth differences result from the pool, which runs along the western boundary (12.5m in depth, 2.9m in width, and 1.5m in height), representing the deepest part of the basement. The poolside, gym, changing room, and access areas will each have their own respective depths and dimensions. While the basement width is nearly full width, on the eastern boundary it steps in from the property line, then steps back out parallel to the boundary, following the detached building line.

Concerns have been raised, as reflected in objections, regarding the basement's size and its implications for the character of the area.

Officers acknowledge that the basement is large, particularly in its projection into the rear garden, where most of the new structure will be located rather than directly under the main dwelling. However, in design terms, since the basement will be beneath the garden and will include subsoil to support a lawn and space for planting, the completed works will not be visible and will not affect the site's character or appearance. While one skylight will be visible, its ground-level positioning and the screening provided by the boundary fence and vegetation ensure it will not harm visual amenity.

A large portion of the garden will remain unaffected by the basement, ensuring that the lawn and space for trees and vegetation will continue to contribute to the garden's setting. As such, the works will not impact the adjoining land, which is designated as Metropolitan Open Land (MOL).

Overall, the proposed works are considered acceptable in design terms and comply with the policies outlined above.

Basement development

DPD policy DM18 ('Residential Basement Development and Light Wells') requires householder extensions for basement development to demonstrate that a proposal will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment. Policy DM24 outlines the requirement of new development to manage and reduce surface water runoff.

The supporting text to policy DM18 outlines that in established residential areas basements are an increasingly popular way of gaining additional space in homes but that it is important that such development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk and that where appropriate, applicants will need to submit specific information to demonstrate that such issues have been addressed.

London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it outlines and recognises that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impacts on the local environment and residential amenity.

The basement is designed as a two-storey volume to accommodate a swimming pool and associated space at the lowest level and a gym at a higher mezzanine level. In cross section the basement structure would extend to approximately 16.5m into the rear garden finishing in line with the back of the current outbuilding. The outermost part of the structure would span the full width of the site with the section next to the back of the house reflecting the width of the current house and as such stepped in from No 141. The actual pool dimensions will be 12.5m by 2.9m.

As reflected in the summary of the planning objections above a range of concerns have been raised about potential risks related to the creation of such a basement, namely in relation to impact on groundwater conditions, overland flood routes, slope stability, subsidence, and proximity to the historical Moselle Brook River (now culverted). Issues such as the substantial size of the basement, the effect on Thames Water assets, and flood risk have also been raised, noting flooding in recent years nearby at the junctions of Park Road and Priory Road.

The objections also cite the basement's substantial size, with its footprint well outside the dwelling's original footprint and this being unconventional for a residential property of this nature. The LPA do accept that the basement is large and that such a form of development is not common to such a typology of house, however such a proposal cannot be simply determined in terms of dimension alone with rather and as reflective of the policies outlined above, the impacts of such development having to be considered in terms of associated impacts.

For the purposes of assessing the basement works here a range of information has been provided, including a Basement Impact Assessment Report by Symmetrys, Geotechnical Ground Investigation Report prepared by SAS Ltd, Ground Movement Assessment by GEA Ltd and a Flood Risk Assessment & SuDS Report by Symmetrys Ltd.

Review of BIA

The BIA and associated information have been reviewed by independent auditor, Campbell Reith, given the receipt of technical objections. Following requests for more information Campbell Reith produced two reports: a preliminary report in November 2023 and a final report in March 2024. Further information to understand impact on nearby culverted brook and on the wider hydrogeological environment was provided for the purposes of this review process.

The impact assessment in respect of the basement includes site specific ground investigation carried out in the form of 1x 12m borehole and 4 trial pits. The borehole indicates made ground to a depth of 0.6m over London Clay formation with groundwater was not encountered during drilling of the borehole. It is noted that concerns about the timing of the borehole investigations have been raised, specially being conducted during drier months and how they may vary during periods of higher precipitation. While there is no evidence that would suggest that this would be the case, when accompanied with the composition of the borehole log being predominantly clay from 0.6m onwards conditions are unlikely to change drastically due to the permeability and nature of the clay.

Flood risk and drainage

The site is classified as medium risk for surface water flooding as is within a Critical Drainage Area. The Flood Risk Assessment (FRA) and SuDS Report indicate that impermeable surface areas will not increase as a result of the development. The proposed drainage strategy includes underground rainwater attenuation, reduced runoff, and permeable areas above the basement. As reflected in the review by CR they note a concern was raised about discharge rate calculation which was found to be incorrect with this now corrected.

Soil will be provided over the basement to allow water infiltration and reduce impermeable surface area. While London Clay beneath the site is naturally impermeable, the development is not expected to raise flood risks for neighbouring properties.

In terms of perched groundwater, if encountered during construction, this will be managed with sump installation. The BIA's recommendations for pre-construction trial pits aim to address any soft ground and perched water risks. For the purposes of detailed design stage, specifically on appointment of a contractor and specialist engineer(s) to oversee such works further examination of ground conditions will be carried out. The design of the foundations in turn will have to satisfy the requirement of the Building Regulations which require the water table to be considered.

It is noted from the representations received that the cricket grounds to the rear and rear gardens get 'boggy' over the wet months, with this however not unusual specific in terms of London Clay.

As noted at the start of this report, the site here is within a Critical Drainage Area as defined in Policy DM26, which requires that all proposals for new development within

a CDA incorporate measures to reduce the overall level of flood risk. The development here, however, is not considered "new development" but rather a basement extension to an existing house. Although the works are predominantly below the rear garden contained to the rear, the design of this basement extension has permeable layer above part of the basement floor as such aiding water discharged and drainage and minimising the proportion of hard surfacing on site.

As mentioned earlier, because of the bedrock being identified as a non-aquifer the risk of groundwater flooding is assessed as 'Very Low'.

A sewer flooding history enquiry of the Thames Water sewer flooding indicate no incidents as a result of surcharging public sewers.

Structural implications

The basement construction will employ a 'hit and miss' retaining wall technique along with multi-stage underpinning. A Ground Movement Assessment was conducted to predict the impact on surrounding structures due to the planned contiguous piled wall construction.

The structural engineering calculations for the substructure are only at a preliminary stage for the BIA however there are sections of the proposed retaining walls are analysed with retained heights varying from 4.20 to 5.90m, reflecting the structural proposal. It is concluded that the underpinning is a suitable option for the works with the recommendations like trial pits. The structural engineering proposal advise that a detailed temporary works design will be agreed with the appointed contractor at a later stage.

Specifically, the Ground Movement Assessment has evaluated the potential structural impact on neighbouring properties, Nos. 137 and 141 Cranley Gardens, as well as nearby footpaths and roadways. Damage is projected to remain within Burland Category 1 (Very Slight). Cranley Gardens (i.e. the road) is outside the basement's zone of influence. The BIA also outlines that the BIA design includes monitoring strategies with party wall agreements and trigger levels to safeguard neighbouring properties.

As such a condition is being imposed to secure a method statement and associated survey works to demonstrate compliance, with such works to be overseen by a suitably qualified engineer. The imposition of such a condition as well as safeguards associated with other areas of legislation serve to identify and control the nature and magnitude of the effect on neighbouring properties, in particular No 137.

Impact on Moselle Brook

Concerns have been raised about impact to/ from Moselle Brook's as well as possible branches of the brook. The BIA acknowledges the presence of a culverted brook (Moselle Brook) in the vicinity of the site and considers the direction of groundwater flow and the impact of the proposed basement.

Concerns have been raised about the Moselle Brook's branches, which may not all be culverted and could intersect with the basement. However, given a 70m distance from the nearest culverted section and no evidence of active subterranean flow, it appears that any remaining core branches were filled after the main tributary was culverted. As reflected above additional ground investigation will be carried out for the purposes of the detailed design stage of this project.

Impact on Thames Water sewer

It is known that a Thames Water sewer intersects the site with this having prompted concerns related to its feasibility and impact on nearby infrastructure. Thames Water have been consulted and reviewed the concerns in respect of the matter twice, once during initial consultation and again on receipt of supplementary information. They have raised no immediate concerns but advised further consultation will be required in the event planning permission is granted and specifically ask for a planning condition to be imposed as well as 2 informatives.

Construction implications

It is accepted that there will be some degree of inconvenience/disturbance associated with construction, however such impact can be mitigated and minimised with the submission of a construction management plan. It is important to highlight that also there would be no justification for refusing planning permission on this basis. Equally it is pointed out that the Control of Pollution Act 1974 provides safeguards in respect of construction site noise.

In conclusion, subject to appropriate design and good control of workmanship, the proposal will not have an adverse impact on the stability of the surrounding buildings and ground water conditions. A condition requires the engagement of a suitably qualified engineer for the final basement design and the duration of the construction works. A condition also requires compliance with the methodologies of the approved Basement Impact Assessment. Subject to these conditions, the basement proposals accord with the requirements

Other pieces of legislation, regulations, and codes of practice play a role in controlling basement development in terms of ground movement, specifically following the detailed design stage and the appointment of a contractor and specialist engineer(s) to oversee such works during construction.

Similarly, Party Wall Agreements, which can incorporate the results of the modelling exercise carried out here in terms of the Burland Scale, can require a pre-construction survey of adjoining and neighbouring houses to manage and mitigate the impact of such works.

CO2 emissions and environmental impacts

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 with low- and zero-carbon energy generation required to be provided in site with all new development, so as to achieve a reduction in predicted carbon dioxide emissions.

As per the objection received it is noted that specific concerns are raised about the carbon footprint associated with construction of such a basement, with it not disputed that concrete production has a sizeable carbon footprint.

As reflected above LPAs in considering new building application, principally major applications assessed in relation to the 2021 London Plan, require applicants to submit Energy Statements and Circular Economy Statements, so as to demonstrate how energy use, carbon emissions and material demands are minimised, however such policies do not extend to householder applications. Equally it is pointed out that Energy Statements currently focus on the energy demand of a building, operational use as opposed to embodied carbon. It is however accepted that as climate change policies evolve measures to consider embodied carbon may form part of future planning frameworks.

As such in the case here the LPA lack jurisdiction over considering the emissions generated during the manufacturing of materials and operational use with such works. As such, the carbon footprint of materials like concrete, while important to broader climate goals, falls outside of the material consideration for considering this application.

An objection on the light spillage and the impacts this may have on the local ecological/biodiversity has been raised, however the introduction of such a small lightwell in this garden is small in planning terms with equally it can be noted that the areas to the back of this property or other such dwellings is not intrinsically dark.

Overall, the information put forward in the BIA and additional information, in terms of identifying potential harm to ground water conditions and movement, structural stability risks, when taking account of the nature of the site are considered reasonable and acceptable for the purpose of complying with the policies outlined above.

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.

London Plan Policy D14 states in order to reduce, manage and mitigate noise to improve health and quality of life, development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life. 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.

The main consideration in relation to neighbouring amenity relates to the associated construction of this basement and any associated noise and odours from the use of the swimming pool in terms of associated plant and equipment.

In terms of heating and ventilation two air source heat pump units (ASHPs) will be installed to serve this non-chlorine water treatment system to be use with this pool, with both ASHPs having a specific function; one for water heating and the other for space heating and ventilation. Both ASHP units will be positioned discreetly below the large window to the back of the annex structure, to be set down by approximately 300mm and concealed by screening and landscaping so as to minimise the visual presence of such installations.

The ASHP units will sit within the confines of the application site well away from the nearest windows to neighbouring properties as well as separated by boundary fencing.

In this case it is accepted no noise report has been submitted with this application other than the specification of the equipment to be installed, which indicates the typical sound pressure with such units at both 5m and 10m distances. Given ASHP units are typically not a source of significant noise and mindful of the current 'permitted development rights' in connection with such equipment, permitting one such unit to be installed in connection with a single family dwelling, with this increasing to two shortly, as well as taking account of where such units are to be installed/ the separation distances etc, it is viewed that such units would not adversely affect the amenity of neighbouring occupiers.

However, given two units are to be used and taking account of the nature of this development a precautionary position is being taken, to allow the LPA to check noise levels prior such to units coming into operation and any mitigations required to ensure compliance, with a condition therefore imposed accordingly.

In terms of odour from the swimming pool, it is proposed to use activated filter material and ultraviolet disinfecting as a substitute for chlorine use, with it therefore viewed that the pool will not be a source of odour to neighbouring occupiers.

Due to the nature of the works and the length of the expected construction phase it is accepted there is potential for noise and disturbance with the site here adjoining residential use on either side. While planning consent cannot be refused on grounds of noise and disturbance from construction, a condition requiring the submission of a Construction Management Plan (CMP) as well as adherence to Considerate Contractors Scheme is being imposed. It is considered that a CMP can provide sufficient mitigation measures, in terms of adherence to standard working hours as well as adherence with the relevant legislation and code of best practices, as such serving to minimise impact on the amenity of neighbouring occupiers.

On this basis, subject to the conditions to be imposed, it is considered that the proposal would not adversely affect the amenity of occupiers of the surrounding properties in respect to noise and disturbance and odour.

Conclusion

The proposed works here are considered acceptable in design terms and the character and appearance of this area. Based on the information submitted to date at the planning application stage and subject to the works being undertaken by an experienced contractor and overseen accordingly etc, the works here are not viewed to pose a risk to adjoining properties in terms of structural harm or flooding risk.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. CIL APPLICABLE

N/A – Under 100sqm no new unit. The additional area is 81.61 sq.m.

7. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with the following 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. Notwithstanding the information submitted with this application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority.

The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence. It shall include pre-commencement condition surveys of the adjoining building (No 137) and the final proposed systems of excavation support including any underpinning. The development thereafter shall be carried out in accordance with this approved methodology and detail.

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.

4. 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 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.

5. Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

Reasons: 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. Before the development authorised by this permission commences details of the permeable soil area to sit over the basement where it extends beyond the rear of the building/ patio area as shown in the drawings hereby approved shall be submitted to and approved in writing by the Local Planning Authority in addition to providing details of the qualities of such a permeable layer. This exposed soil depth and soil volume above the basement area thereafter must be delivered retained as approved and free from covering with equally no additional hard surfacing installed in the rear garden in relation to the application site unless first approved in writing by the Local Planning Authority.

Reason: To ensure the development does not increase flood risk to nearby properties and to provides satisfactory means of drainage in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

7. Prior to the installation of the air source heat pumps hereby approved, the applicant must provide to the Local Planning Authority an Acoustic Report including the following:
 - Survey of existing background/ambient sound level,
 - Manufacturers noise specification of the units,
 - Proposed operational hours of the units,
 - Proposed mitigation measures to ensure the existing background sound level will not increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the units shall be designed/selected, or their noise attenuated, so that it is 10dB below the existing background level (LA90 15min). The measurements and assessment shall be made in accordance to the latest British Standard 4142, and shall be submitted to and approved by the Local Planning Authority.
 - Exact details of the siting and appearance of the air source heat pumps and screening/ enclosures to surround.

The approved measures shall be implemented prior to swimming pool being brought into operation and shall be permanently maintained thereafter.

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.

8. Other than the Air Source Heat Pump units to be installed no other forms of extraction equipment, flues or other external plant equipment and associated external pipework or ducting shall be installed for the purpose of basement extension/ swimming pool unless otherwise agreed in writing with the Local 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.

9. No development shall commence until such time as the lead contractor, or the site, is signed to the Considerate Constructors Scheme (CCS) and its published Code of Considerate Practice, and the details of:
 - (i) the membership,
 - (ii) contact details,
 - (iii) working hours as stipulated under the Control of Pollution Act 1974, and
 - (iv) Certificate of Compliance, are clearly displayed on the site so that they can be easily read by passing members of the public, and shall thereafter be maintained on display throughout the duration of the works forming the subject of this permission.

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.

10. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

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: 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: Other restrictions

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

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.

INFORMATIVE: Thames Water advise in respect of piling

Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone:

0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

INFORMATIVE: Thames Water – Protection from sewage flooding.

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.