



Officer Report

Application Number:

HGY/2023/1832

Application Type:

Removal/variation of conditions

Address:

Garages, Partridge Way, Wood Green, London

Proposal:

Minor material amendment under S. 73 to vary condition 17 planning permission (ref.

HGY/2021/2075) granted on 21/03/2022 for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility; namely to provide flexibility for the Council to charge London Affordable Rent.

Case Officer:

Ben Coffie

Valid Date:

29/01/2024

Applicant:

Mr Jack Goulde

Agent:

RECOMMENDATION

Approve with Conditions

Proposed Development

The planning application seeks a minor material amendment under S. 73, to vary condition 17 of planning permission reference. HGY/2021/2075 granted on 21/03/2022 for the redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility; namely to provide flexibility for the Council to charge London Affordable Rent.

As outlined in the Covering Letter provided with the application, as approved the Council was intending to deliver the homes at Social Rent levels, however now it is seeking the flexibility to deliver these homes at London Affordable Rent Levels as well.

Site and Surroundings

The site formally contained a set of garages on the south side of Partridge Way at the junction with Trinity Road, however currently a building site for ongoing construction of a nine storey building. Partridge Way serves as an access to the existing residential estates Finsbury and Newbury House and a number of Terrace houses within the estate.

The surrounding area is predominantly residential in character. It is not located within a conservation area neither does the site have any listed building status.

Relevant Planning and Enforcement History

HGY/2021/2075,

Address: Land at the junction of Partridge Way and, Trinity Road, London, N22 8DW

Proposal: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.,

Decision Date: 21 March 2022

Decision: Approve with Conditions

HGY/2023/2626,

Address: Garages, Partridge Way, Wood Green, London

Proposal: Non-material amendment to planning permission HGY/2021/2075 to replace a window above the entrance on the south west elevation with brickwork.,

Decision Date: 27 October 2023

Decision: Approve

HGY/2023/1831,

Address: Garages, Partridge Way, Wood Green, London

Proposal: Non-material amendment to planning permission with ref: HGY/2021/2075, to amend the description of the development to the following: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.,

Decision Date: 8 August 2023

Decision: Approve

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:4

Support:0

Objections Material to Planning

- The proposal to set the rent on these homes at the abandoned London Affordable Rent should not be considered a minor material amendment. [Officers Comment: Addressed in the report below.]

Objection Non-Material to Planning

- New tenants can claim universal credit and that will cover the increased rents.
- People are not able to replace broken household items.
- Universal credit is a workfare program that does not provide enough money for people to live on. Trapping tenants in the crisis of poverty.
- This proposal would mean charging unacceptably high rents for the new homes which is particularly unacceptable in a cost of living crisis where many are having to choose between housing and energy costs and eating.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Background
- Scope of a section 73 application
- Proposed change

Background

The original permission (HGY/2021/2075) was granted for the development outlined above. However, a variation is sought to alter condition 3 to allow the Local Authority to charge rent at London Affordable Rate and social rent levels.

Condition 17 reads

Notwithstanding any provisions to the contrary, the residential units delivered by the development hereby approved, shall be provided at affordable rent levels within the C3 use class, and for no other tenure or use.

All the residential units shall be retained in this tenure and use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the scope of this permission in relation to the provision of affordable housing for rent accommodation, in accordance with Policy H4 of the London Plan (2021), Policy SP2 of the Haringey Local Plan (2017) and Policy DM13 of The Development Management DPD (2017).

Scope of Section 73 Application

An application can be made under S.73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. A S.73 application results in a new permission being issued.

The LPA therefore has to make a decision focusing on national or local policies which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought.

Assessment:

Haringey Housing Delivery Context

The applicant team have set out that Haringey Council has an ambitious programme to deliver 3,000 new council homes by 2031. This is a key corporate priority, given that like many other local

authorities, Haringey is facing an acute demand for housing with more than 12,500 households on our housing waiting list.

Following a review of the housing delivery program to address the significant challenges in the construction industry at present, Haringey Council's Cabinet approved the provision of all homes within the pipeline to be available at London Affordable Rent levels as well as at social rent levels. This flexibility has been included to help address financial pressures and is considered a positive step taken to accelerate the delivery of new council homes in the borough. The uplift in rent to London Affordable rent levels will help to financially support this change and ensure that the provision of homes for market sale is no longer required, increasing the delivery of more council homes.

Planning Policy Context

Planning Policy Framework 2021 (NPPF) establishes the overarching principles of the planning system, including the requirement of the system to "drive and support development" through the local development plan process. It advocates policy that seeks to significantly boost the supply of housing and requires local planning authorities to ensure their Local Plan meets the full, objectively assessed housing needs for market and affordable housing.

Policy H4 requires the provision of more genuinely affordable housing. The Mayor of London expects that residential proposals on public land should deliver at least 50% affordable housing on each site.

Delivering more genuinely affordable housing is a key strategic issue for London. Meeting the need for circa 43,500 affordable homes per year, as established in the 2017 Strategic Housing Market Assessment (SHMA), will require an increase in affordable housing contributions from all sources. All schemes are expected to maximise the delivery of affordable housing and make the most efficient use of available resources. This is critical to enabling London to meet the housing needs of its workforce and maintain the function and resilience of the city.

The Mayor is committed to delivering genuinely affordable housing. Within the broad definition of affordable housing, the Mayor's preferred affordable housing tenures are:

- Homes based on social rent levels, including Social Rent and London Affordable Rent;
- London Living Rent
- London Shared Ownership

London Affordable Rent and Social Rent homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and London Affordable Rent homes are capped at benchmark levels published by the GLA. Rents for both are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF. More detail is contained within the Mayor's Homes for Londoners Affordable Homes Programme funding guidance. These homes will be allocated in accordance with need (based on the borough's allocations policy).

London Living Rent (LLR) offers Londoners on average incomes a lower rent, enabling them to save for a deposit. The Mayor is introducing LLR as an intermediate affordable housing product with low rents that vary by ward across London. Where funded by the Greater London Authority, LLR will be a Rent to Buy product, with sub-market rents on time-limited tenancies, which will help

households on average income levels to save for a deposit. As London Living Rent can be a step to homeownership, it can be considered as an affordable homeownership product.

London Shared Ownership is an intermediate ownership product which allows London households who would struggle to buy on the open market, to purchase a share in a new home and pay a low rent on the remaining, unsold, share.

Local Plan Strategic Policies DPD 2017 (hereafter referred to as Local Plan) sets out the long-term vision of the development of Haringey by 2026 and also sets out the Council's spatial strategy for achieving that vision.

Policy SP2 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing.

The Development Management DPD 2017 (hereafter referred to as the DM DPD) supports proposals that contribute to the delivery of the strategic planning policies referenced above and sets out its own criteria-based policies against which planning applications will be assessed. Policy DM10 seeks to increase housing supply and seeks to optimise housing capacity on individual sites. Policy DM13 makes clear that the Council will seek to maximise affordable housing delivery on all sites.

Policy DM13 of the DM DPD states that developments with capacity to accommodate more than ten dwellings should provide affordable housing and highlights a preference for social and affordable rented accommodation.

As highlighted above, this proposal forms part of the Council's Housing Delivery Programme which seeks to increase Council owned, council rent homes in the borough through the delivery of 3,000 new council homes by 2031. It aims to address the Council's housing waiting list through the provision of a wide range of housing typologies and to address issues relating to the over and under occupation of the existing housing stock to ensure the effective use of public assets and funding.

London Affordable Rent as with Social Rent, is considered to be a low-cost rented tenure, aiming to deliver homes at the lowest rent levels within the rented sector. The provision of LAR and Social Rent remains compliant with both Haringey affordable housing Policy DM 13 to deliver social/affordable rent and London Plan policy H6 to deliver low-cost rented homes. This change would see no difference in the tenure mix of the proposed development but would allow the LPA further flexibility with the levels of rent offered to tenants within the guidance set out in London Plan (2021) Policy H6.

As such it is considered that the proposed S73 to allow for these homes to be rented at London Affordable Rent and Social Rent levels is considered to comply with policy and would help to deliver much needed affordable housing for the borough.

As such condition 17 of the approved planning permission (HGY/2021/2075) can be varied.

Conclusion

The proposal is considered acceptable as the change is deemed to be a minor variation to the condition that would not have any adverse impact on the tenure of the approved development and would see the approved development in line with up to date planning policy documentation

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

RECOMMENDATION

GRANT PERMISSION

Conditions:

- 1 The development hereby permitted shall be begun not later than the expiration of 21/03/2025.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 21/03/2022 Haringey ref: HGY/2021/2075 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 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 Details of materials proposed for the approved development shall be carried out in accordance with details submitted under approved applications HGY/2023/2786, unless agreed in writing with the Local Planning Authority.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the details submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with policy D3 and HC1 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The development shall not be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be implemented as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications and maintenance plan (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of: a. any existing trees to be retained. b. any existing trees to be removed. c. any existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority. d. Any new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in

writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter and maintained in perpetuity for the lifetime of the development.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 5 Prior to the occupation of the development, management maintenance schedules, including details of who is responsible for maintenance, for each SuDS element of the development, shall be submitted to and approved in writing by the local planning authority. The SuDS shall remain in place for the lifetime of the development.

Reason: To manage and mitigate flood risk impacts in accordance with Policy SP5 of the Haringey Local Plan 2017 and Policy DM24 of the Haringey Development Management DPD 2017.

- 6 The development hereby approved shall be constructed in accordance with details of the Energy Statement submitted under approved application HGY/2023/2285, unless agreed in writing 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 accordance with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.

- 7 a) Prior to the occupation of the development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Local Planning Authority. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. 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).

- 8 Prior to occupation of the development, the following overheating measures must be installed to reduce the risk of overheating in habitable rooms in line with the Overheating Statement (dated 14 December 2020), prepared by MLM:
- Openable windows;
 - Glazing g-value of 0.46;
 - MVHR with summer bypass (1.5 ACH) and integrated heat pump during the summer.

These approved measures must be retained for the lifetime of the development.

Reason: In the interest of reducing the impacts of climate change, to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

- 9 The development hereby approved shall be carried out in accordance with details of Conceptual Model and risk assessment submitted under approved application HGY/2023/0379, unless agreed in writing with the Local Planning Authority.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy SD1 of the London Plan 2021 and Policy DM23 of The Development Management DPD 2017.

- 10 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.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017

- 11 The development shall be completed in accordance with details of the DEMP/CEMP submitted and approved under application ref: HGY/2023/0193, unless agreed in writing with the Local Planning Authority.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017

- 12 An Interim Travel Plan Statement for the future residents and visitors of the development, based on the principles set out in the Travel Plan Statement, shall be submitted to and approved in writing by the local planning authority within a period of no less than three months prior to occupation of the approved development. Without the prior agreement of the Local Planning Authority, the owner shall not allow the development to be occupied until the Interim Travel Plan Statement has been approved by the Local Planning Authority.

Following approval of the Interim Travel Plan Statement, the owner and all residents of the development shall comply with the approved Interim Travel Plan Statement.

Reason: To ensure the Travel Plan Statement is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017.

- 13 Following approval of the Interim Travel Plan Statement, unless otherwise agreed with the Local Planning Authority, the owner shall submit to the Local Planning Authority a Full Travel Plan Statement for the residents and visitors of the development (including a baseline resident travel survey and updates to the mode share targets) no later than six months after first occupation or as soon as 75% of the dwellings become occupied, whichever is sooner.

Following approval of the Full Travel Plan Statement, the owner and all residents of the development shall comply with the approved Full Travel Plan Statement.

The owner shall undertake a review of the Full Travel Plan Statement annually to be submitted to the Local Planning Authority no later than the anniversary of the approval of the Full Travel Plan Statement or on a reasonable alternative date requested or approved by the Local Planning Authority and notified to the owner.

The owner shall have regard to any reasonable recommendations made by the Local Planning Authority upon the operation of the Travel Plan Statement following each annual review and discussion of the same with the Local Planning Authority.

The review and monitoring of the implementation of the Travel Plan Statement will span over a period of five years starting from the submission of the Full Travel Plan Statement (including the baseline staff travel survey).

Reason: To ensure the Travel Plan Statement is appropriately implemented, reviewed and monitored, to maximise its benefits for the users of the development and minimise any adverse impacts of the development upon the local transport networks, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan 2017.

- 14 Details of cycle parking facilities proposed for the approved development shall be carried out in accordance with details submitted under approved applications HGY/2023/1845, unless agreed in writing with the Local Planning Authority.

To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 15 The development hereby approved shall be implemented in accordance with details of the Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority under application HGY/2023/0192, unless agreed in writing with the Local Planning Authority.

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.

- 16 Prior to the first occupation of the approved development, a 'Secured by Design' accreditation shall be obtained for the 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 each building or phase of said development.

Reason: To ensure safe and secure development and reduce crime.

- 17 Notwithstanding any provisions to the contrary, the residential unit hereby approved shall be for rent at London Affordable rent levels within the C3 use class, and for no other tenure or use unless otherwise agreed in writing by the Local Planning Authority. Reason: To define the scope of this permission in relation to the provision of affordable housing.

Reason: To define the scope of this permission in relation to the provision of affordable housing.

- 18 Prior to first occupation, evidence shall be submitted to demonstrate that arrangements have been made to secure the development as 'car free' in accordance with a detailed scheme or agreement which has been approved in writing by the local planning authority. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy 6.13 of the London Plan 2016.

- 19 Prior to first occupation, evidence of entering into or establishing membership of a car club scheme, which includes the provision of two years' free membership for all residents, shall be submitted to and approved in writing by the local planning authority.

Reason: To enable residential occupiers to consider sustainable transport options, as part of the measures to limit any net increase in travel movements.

- 20 The approved development shall not be occupied until the associated highway works as set out in the approved details have been completed.

Reason: To ensure that the development includes accessible parking and does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway.

- 21 No above-ground development shall take place and the approved development shall not be occupied except in accordance with the energy strategy 66201764-MLM-ZZ-XX-RP-SU-0001-EnergyStatement-03a the details of which shall first be submitted to and approved in writing by the local planning authority.

Reason: To contribute towards sustainable development, energy reduction measures, and climate change mitigation.

- 22 No above-ground development shall take place and the approved development shall not be occupied unless and until verified estimates of the 'be seen' energy performance indicators have been submitted via the GLA portal and a metering strategy submitted to the Local Planning Authority for approval.

Reason: To contribute towards sustainable development, energy reduction measures, and climate change mitigation.

- 23 The site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out or the development implemented.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

- 24 The approved development shall not be implemented except in accordance with an approved construction management plan and construction logistic plan to be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway

- 25 The approved development shall not be occupied until details of a telecommunications plan is submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity of the area.

- 26 The detailed design of the development hereby approved shall be undertaken or overseen by the existing architects or other such architects as approved in writing by the Local Planning Authority.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2017.

- 27 Details of piling proposed for the approved development shall be carried out in accordance with the piling method statement submitted under approved applications HGY/2023/0194, unless agreed in writing with the Local Planning Authority.

Reason: To protect nearby underground sewerage utility infrastructure in accordance with Policy DM28 of the Haringey Development Management DPD 2017.

- 28 Details and sample materials proposed for the approved development shall be carried out in accordance with details submitted under approved applications HGY/2023/2787, unless agreed in writing with the Local Planning Authority.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local

Informatives:

INFORMATIVE: CIL 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 Mayor's CIL charge will be £125,367.72 (2,077 residential sqm x £60.36 and the Haringey CIL charge will be £476,069.17 (2,077 sqm x £229.21). 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.

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

INFORMATIVE: The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

INFORMATIVE: The development offers limited opportunity to have above ground SuDS. The SuDS techniques have been included in the scheme including permeable paving throughout the site, will need to be lined to prevent infiltration and the possibility of mobilising contaminants that may be present. In satisfying the requirements of the relevant SuDS planning condition, the applicant will need to complete a pro-forma available from the Council's SuDS Officer, Pankit Shah, on Pankit.shah@haringey.gov.uk

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

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 or 0208 217 3813.

INFORMATIVE: In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.