



Officer Report

Application Number:	HGY/2023/2945
Application Type:	Full planning permission
Address:	46 Priory Road, Hornsey, London, N8 7EX
Proposal:	Erection of a new one and a half storey single family dwellinghouse on the rear garden of No. 46 Priory Road. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	23/11/2023
Applicant:	Paul McIlroy
Agent:	Mr Michael Rees

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of new single family dwellinghouse at the end of the rear garden of No. 46 Priory Road. The proposed dwellinghouse would be one and half storey high with associated gardens in the front and rear.

Over the course of the application, the design of the dwellinghouse has been amended several times. The proposal is now a modern, split-level, two-bedroom dwelling, finished in light coloured slatted timber on the ground floor and cladded in light coloured brick on the upper floor. The windows and doors would be finished in timber frames. The flat roof would have rooflights and a sedum green roof whilst the pitched part of the roof would be finished in blue tinted zinc to match the extension at No. 46 Priory Road.

Site and Surroundings

The application site is part of the rear garden of No. 46 priory Road which is an end-of-terrace property located on the northern side of Priory Road. The area is within the ward boundaries of Hornsey, which comprise predominantly Edwardian terraced properties set within a verdant streetscape. The terrace is separated by Priory Avenue,

an adjacent road which the site would front onto. Between the site and the terrace on Priory Avenue is an access road to a large communal garden which is shared by the surrounding properties in the area.

The application site is not located within a conservation area nor in the vicinity of a listed building.

Relevant Planning and Enforcement history

The recent planning history in relation to the site is as follows:

HGY/2023/2506 – Approval of details pursuant to conditions 3 (Material) attached to planning permission ref: HGY/2022/2086. Approved 18/12/2023.

PRE/2022/0298 – Our application seeks comment on proposals for a new dwelling development within the site to the rear of No.46 Priory Road. These works shall facilitate the formation of 2 bedroom, 3 person dwelling. Advice Issued 20/02/2023.

HGY/2022/2086 – Demolition of existing single storey rear projection. Erection of single storey rear and side extensions, elevational alterations on flank elevation, provision of a refuse store with gates/piers and works to boundary wall. Subdivision of ground floor into two separate self-contained flats. Approved 04/10/2022.

2. CONSULTATION RESPONSE CONSULTATION RESPONSE

The responses below were received following the consultation on the application:

Internal:

- LBH Tree Officer – No objections provided that the arboricultural report and impact assessment is conditioned including the pinning or piling within the root protection area.
- LBH Transportation Group – No objection subject to conditions. Details and plans of refuse storage, 2 no. long-stay accessible, sheltered and secure cycle parking spaces and a construction management plan (CMP) will be secured by conditions.
- LBH Sustainable Drainage – A 78% carbon reduction is now being achieved, which is supported in principle. No objections subject to recommended planning conditions.

3. LOCAL REPRESENTATIONS LOCAL REPRESENTATIONS

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

No of individual responses: 35 (including 1 general representation)

- Objecting: 34
- Supporting: 0
- Representation: 1

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Reduction in garden space.
- Loss of day/sunlight to neighbouring properties.
- The building's design not in keeping with the surrounding Edwardian estate.
- The development is overdevelopment and unsympathetic to the context of the area.
- Loss of trees and green space, impacting the local environment.
- Increase strain on parking in the locality.
- The development would create a poor-quality living environment with small, dark, and gloomy spaces.

The following issues raised are not material planning considerations:

- Noise and disruption in construction (Officer Comment: A construction management plan would be required for the basement, but some level of disruption is inevitable from any development.)
- Potential damage to neighbouring properties due to basement excavation (Officer Comment: The applicant has confirmed that all works would be carried out within the site. Damage to neighbouring properties due to construction is not considered a planning matter)
- Priory Bark, a dog grooming business at 1A Priory Avenue may have to close (Officer Comment: The dog grooming business operates from a venue where its primary use is residential. Also, the closure of a private business is not a material consideration)
- Potential violation of restrictive covenants designed to preserve the character of the estate. (Officer Comment: This is a legal matter)

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. Design and appearance;
3. Impact on neighbouring amenity;
4. Standard and quality of accommodation;
5. Transport considerations;
6. Trees, landscaping and biodiversity;
7. Energy and sustainability; and
8. Waste and recycling.

Principle of development

Supply of housing

Providing additional residential units is consistent in respect of Government, London and local plan policies in respect of increasing housing supply and higher levels of density in relation to accessible locations, with both the 2024 National Planning Policy Framework (NPPF) and London Plan putting particular emphasis on 'small site' development.

Paragraph 73 of the NPPF (December 2024) recognises the importance small and medium sized sites can make in meeting the housing requirement of an area, with these often built-out relatively quickly. Chapter 11 supports the effective use of land. Paragraph 135c seeks to secure development which is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

The London Plan (2021) sets out housing targets for London over the coming decade, setting a 10-year housing target (2019/20 - 2028/29) for Haringey of 15,920, equating to 1,592 dwellings per annum. Policy H1 of the London Plan 'Increasing housing supply' states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites.

Policy H2 of the London Plan states that planning decisions should support well-designed new homes on small sites, to significantly increase the contribution of small sites to meeting London's housing needs and to support those wishing to bring forward custom led housing. Specifically, the policy outlines a clear presumption in favour of development proposals for small sites such as this (below 0.25 hectares in size) and states that these should play a much greater role in housing delivery.

Policy D6 of the London Plan seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The London Plan in Table 4.2 sets a minimum target to deliver 2,600 homes from small sites in Haringey over a 10-year period. It notes that local character evolves over time and will need to change in appropriate locations to accommodate more housing on small sites.

Taking account of the above, the provision of an additional dwelling in this location is considered acceptable in principle, subject to addressing other material planning considerations, as discussed further on in this report.

Infill/ garden land development

The Local Plan has a specific policy on backland, infill, and garden land development. Policy DM7 of the Development Management DPD states that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots which is not the case here. Equally, as set out below, the same policy sets out various requirements that offer some potential for infill, backland and garden land proposals, for instance where an acceptable garden is left with the main dwelling and a sensitive and subordinate development achieved.

- a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
- b. Provide a site specific and creative response to the built and natural features of the area;
- c. Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
- d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
- e. Retain and provide adequate amenity space for existing and new occupants;
- f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces;

The proposal here in land use terms constitutes garden land. However, this in it itself does not mean it is contrary to Policy DM7. As per Part A of the Policy DM7, it is accepted that in carefully meeting a number of criteria/requirements, some proposals for infill and garden land may be considered acceptable. Specifically, a scheme that is ancillary/subordinate in scale sitting within a newly created plot of acceptable size, with a sizeable expanse of garden left with the original host building as well as such a

new plot served by good access in relation to emergency vehicles, refuse vehicles and delivery services etc. can be acceptable

In the case here, the loss of the garden land in terms of amenity and quality of accommodation to the host property at No. 46 Priory Road is not significant. The host property would retain a large and functional shaped rear garden.

Over the course of the application, minor amendments have been made to the design and footprint of the proposed scheme. It is accepted that there would be some loss of garden land as a result of this development. However, taking account of the specific circumstances of the site, the manner in which the bulk of the new dwellinghouse is sited within the centre of the plot as well as the policy imperatives to allow for sensitive infill developments on small sites, there are specific grounds in this case to support the introduction of an infill house here.

As discussed further below in this report, Officers consider that the introduction of a new dwellinghouse of a subordinate nature to its neighbours, is an acceptable treatment to this plot of garden land, with such a proposal also not adversely affecting neighbouring amenity. More importantly, the new dwelling would have a street frontage.

As such, the proposal is considered acceptable in principle but must be assessed against other material planning considerations, as discussed below.

Design and Appearance

Policy overview

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character. Policy DM1 requires that new development must contribute to the character and amenity of the local area by amongst other things relating positively to neighbouring structures by having regard to building heights; form, scale and massing around the site; urban grain; local architectural styles; detailing and materials.

The proposed development would be on existing garden land to the rear of No. 46 Priory Road. Therefore, Policy DM7 'Development on infill, backland and garden land sites' of the Haringey Development Management DPD (2017) is relevant. Policy DM7, alongside design expectations of Policies DM1 and DM2, requires development proposals to relate appropriately and sensitively to the surrounding area and established street scene.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

Plot size and footprint

It was noted in the previous pre-application scheme that the new dwellinghouse would take up approximately 50% of the plot occupying the eastern side in full width and is built too close to the boundaries. In response, the current scheme has added a rear garden on the corner to reduce the areas of its massing at the boundary to No. 44. The overall footprint of the new dwellinghouse has also been reduced and considerable amount of private rear garden space are retained for the occupiers of No. 46 Priory Road. In addition, the overall massing of the scheme has been greatly reduced with only a minor portion of the new dwellinghouse reaching one and a half storeys. By moving this larger volume more centrally to the plot, the scheme's impact on neighbouring amenities have been significantly reduced.

Design and massing

Based on advice provided at the pre-application stage, the current scheme has been redesigned so that it now consists of three split levels: the lowest level being half a storey below ground floor and the highest being half a storey above ground floor. The overall height of the dwellinghouse has been reduced from two-storey to one and a half storey. In addition, the upper half storey of the dwelling now spans 60% of the width of the site as opposed to the entire width as seen on the pre-application scheme. This change has significantly reduced the scheme's visual dominance viewed from Priory Avenue.

Based on the design of the properties in the locality, the introduction of contemporary architecture with a mixture of flat and pitched roofs in the new dwellinghouse would be unconventional. However, there have been examples of small modern homes being built on infill or backland sites in the surrounding area, such as at No. 83 Priory Road (ref: HGY/2018/2062) and No. 48 Clovelly Road (ref: APP/Y5420/W/16/3161053 – allowed on appeal).

Given that the application site is not within a Conservation Area, the new dwellinghouse is only one and a storey high with minor footprint, and the largest volume has been set back from the street and No. 44 Priory Road, the visual dominance of the scheme has been significantly reduced and the proposed scheme would not adversely affect the street scene and character of the locality. As such, the scale and massing are considered to be moderate and acceptable and would not compete with the surrounding buildings.

Detailed design

It is noted that the properties on Priory Avenue feature similar materiality, fenestrations and alignment. However, any new development would not necessarily be required to match like for like in a pastiche of that style but is expected to respect these design features.

The proposed materiality would be light coloured slatted timber to provide a natural feel on the ground level and be cladded in a light-coloured brick to provide a finish consistent with that of the surrounding residential buildings on the upper floor. The light colour is chosen to differentiate it, albeit subtly from its surrounding but also to work with the proposed timber for the ground floor. Visually lightweight material has chosen to provide both a lightweight appearance that blends well into the tree-surrounded environment and the mixture of materials would help to create variation and interest.

The windows and doors are to be finished in a light timber frame to sit comfortably with the lighter brickwork and timber slates. Above the flat roof with roof lights is an intensive sedum green roof to provide a more natural view from the upper windows of the surrounding dwellings and could visually replace the former garden space. Lastly, the pitched part of the roof would be finished with a blue tinted zinc to match the extension at No. 46 Priory Road.

Due to its small scale and the one-and-a-half storey height, simple forms, natural and visually lightweight materials and the fact that the main volume is set back from the street (Priory Avenue), the proposed development would respectfully complement the existing terraces on Priory Road and Priory Avenue whose primacy, legibility and architectural quality would be retained and would have a neutral impact both on the character and appearance of the locality and street scene.

Further design details of the boundary treatment, roof, facade, windows, and doors design, as well as material specification and material samples for the new building would be approved at condition stage to ensure that the design and quality of the proposed building complements the quality of the surrounding area and its buildings.

Impact on the amenity of adjoining occupiers

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.

It was previously noted that the pre-application scheme would appear overbearing from the perspective of neighbouring properties and gardens and would potentially cause overshadowing to the garden areas of Nos. 44 and 46. In the current scheme, the applicant has reduced the height of the new dwellinghouse substantially to one-and-a-half storey high with the maximum height being 3.9m above ground level.

The largest volume has been moved to the centre of the plot. Whilst a daylight and sunlight assessment has not been submitted, given the layout changes, the reduction in height and massing and the considerable separation between the new dwellinghouse and the nearest windows at Nos. 44 and 46 Priory Road and No. 1 Priory Avenue, it is not considered to be appear overbearing and overshadow nor would reduce the amount of daylight/sunlight to neighbouring properties or neighbouring gardens.

The new dwellinghouse does not raise any concerns with overlooking and loss of privacy as there are no upper floor windows facing directly at the neighbouring sites nor present opportunities for potential overlooking into neighbouring properties. Overall, the impact on neighbouring residential amenities is viewed to be acceptable.

Standard & quality of accommodation

London Plan (2021) Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed

in housing developments. The government's 2015 'Technical housing standards - nationally described space standard' (NDSS) is also relevant.

The new dwellinghouse would accommodate a 2b3p unit and would comply with the minimum requirement of 70 sqm for such a one-and-a-half storey unit. The rooms broadly comply and there would be suitable amenity space for a dwelling of this size.

It is noted that one of the bedrooms would be on the lower ground floor level, but the bedroom is served by large west-facing sliding doors and there would be sufficient daylight serving this part of the dwellinghouse. In addition, large front and rear facing glazing has been incorporated into the design which would allow for acceptable outlook, adequate lighting within habitable spaces and decent natural ventilation.

In terms of privacy outdoor amenity space, a total of 42 sqm of garden space has been provided. The front garden now has planters along the boundary with No. 46 Priory Avenue.

As such, the proposed development would provide a good standard of accommodation for the future occupiers of this unit.

Parking and Transportation

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

DPD Policy DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development, parking is provided for disabled people; and parking is designated for occupiers of developments specified as 'car capped'.

The application site has a PTAL rating of 2, indicating that its access to public transport is poor when compared to London as a whole, suggesting that there will be a strong reliance on the private car for trip-making. The sites poor accessibility to public transport is further reinforced with how great of a distance it is from Turnpike Lane Underground station, and the nearest station is Hornsey National Rail Station. Priory Road itself is served by two only bus routes on this part of the road.

The Council's Transportation Team has been consulted and advises that development of this scale could produce parking demand of 1.5 vehicle, but they think that there is sufficient capacity on-street to accommodate for this. No off-street parking has been proposed as part of this scheme.

A construction management plan in detail and scope that is proportional to the size of the development has been secured by condition to minimise disruption from the development.

A minimum of 2no. secure long-stay cycle parking spaces would be provided at the property and secured by condition. Details of the refuse storage would also be secured by condition. The wheelie bins must be kept at the property and within 25m of the frontage for them to be taken out on the designated day.

Trees, landscaping and biodiversity

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals. DM Policy (2017) DM1 'Delivering High Quality Design' states that the Council will expect development proposals to respond to trees on and close to the site.

An Arboricultural Report & Impact Assessment prepared by Crown Tree Consultancy dated 13th May 2024 has been submitted with the application. A tree constraints plan and an Impact Assessment Plan have also been included. There are a number of trees in proximity of the site. Two Category C trees, T6 and T7 would be removed to make room for the proposed development. Whilst the loss of trees is not ideal, given the category value of the trees in question and the site not being in a conservation area, they are not eligible for protection under a Tree Preservation Order (TPO) and could be removed following the standard notification period provided to the Council. The root protection area (RPA) of T5 and T8 would also coincide with the part of the development but these would be suitably protected through the initial protection measures in the Impact Assessment and through imposition of condition.

The Council's tree officer has been consulted and raised no objection provided that the arboricultural report and impact assessment is conditioned including the pinning or piling within the root protection area.

Regarding mandatory Biodiversity Net Gain (BNG), which has been applicable to minor applications received from April 2024, this application was submitted prior to that date, and therefore, the submission of a BNG plan or metric is not a formal consideration in its determination.

In conclusion, whilst the removal of the existing trees would alter the site's current conditions, the proposed measures outlined, including the proposed green roof, would mitigate this loss. Subject to the conditions discussed above, this application is considered acceptable in terms of trees, landscaping, and biodiversity.

Energy and sustainability

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 during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

The application is supported by an Energy Statement prepared by EEABS dated 16th May 2024. The installation of various renewable technologies has been reviewed. The Statement concludes that air source heat pumps (ASHPs) and solar photovoltaic (PV) panels are the most viable options to deliver the Be Green requirement.

The solar array peak output would be 2 kWp, which is estimated to produce around 922 kWh/year of renewable electricity per year. The array of 4 panels would be mounted on its east-facing sloping roof. The other roof would be too shaded to generate sufficient energy.

The individual air-to-water 8.5 kW ASHP systems (min. SCOP of 2.72) will provide hot water and heating to the dwelling. Further work will be undertaken to size the heat pump. The Energy Statement further concludes that the scheme achieves a CO₂ reduction of 78% through on-site measures of using air source heat pumps and a

payment of £826.50 would be provided for the required offset payment, as secured by way of a planning condition.

As such, it is considered that this proposal, a minor application, would comply with relevant policies and to be acceptable in terms of sustainable design and energy efficiency, subject to appropriate conditions to achieve the above as imposed.

Waste and recycling

DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

As per the submitted proposed ground floor plan, there is provision for refuse storage for 3 wheelie bins in the front of the new dwellinghouse which is adequate for a property of this size. The house will be eligible for kerbside collection for refuse and recycling, with the future residents being responsible to bring bins out. A condition has been included for further details of the refuse storage.

Conclusion

As per the amended plans, the position, scale, mass, detail and design of the proposed dwelling is considered to be acceptable. The character and appearance of the area is sufficiently preserved. The proposal would not cause unacceptable harm to the living conditions/amenity of neighbouring residents.

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.

5. CIL APPLICABLE

Based on the information given on the plans, the Mayoral CIL charge will be £4,848.90 (70 sqm x £69.27) and the Haringey CIL charge will be £29,571.50 (70 sqm x £422.45 (Indexation included)). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

1	<u>Time Limit</u> 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	<u>Approved Plans</u> The development shall be completed in accordance with the approved plans as listed above except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3	<u>Materials</u> Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Only the approved details shall be implemented and retained thereafter. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
4	<u>Refuse and Cycle Storage</u> Notwithstanding the approved plans details of the design of the refuse/ recycling/ bin enclosure and cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

	Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021 and 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.
5	<u>Cycle Parking</u> The applicant will be required to provide a minimum total of 2 x long-stay cycle parking spaces in line with the London Plan (2021) standards and the London Cycle Design Standards. Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycle Design Standards.
6	<u>Landscaping Plan</u> Notwithstanding the approved plans details of a final scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include details of hard surfacing materials, details of planting with a schedule of species. The approved landscaping scheme shall thereafter 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 maintained and retained thereafter to the satisfaction of the Local Planning Authority. 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.
7	<u>Tree Protection</u> The development hereby approved shall take place in complete accordance with the Arboricultural Report and Impact Assessment prepared by Crown Tree Consultancy dated 13th May 2024 with reference to BS 5837 2012, Arboricultural Method Statement (AMS), Tree Constraints Plan and Tree

	Protection Plan (TPP), the details of the specification and position of protection measures and techniques to be adopted for the protection of both the trees within the site and on the street from damage during the course of any activity related to the development, including foundation design, shall be maintained and implemented accordingly unless subsequently approved in writing by the Local Planning Authority. 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.
8	<u>Living Roof</u> (a) Prior to the above ground commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. Living roof must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include: i) A roof plan identifying where the living roof will be located; ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm); iii) Details of the proposed type of invertebrate habitat structures; iv) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces; v) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and vi) Management and maintenance plan, including frequency of watering arrangements. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.
9	<u>Construction Management Plan</u>

	No development shall take place until a Construction Management Plan, to include details of: A. a programme of works (including measures for traffic management); B. details of vehicle routing, parking and management of vehicles of site personnel, operatives and visitors; C. loading and unloading of plant and materials; D. storage of plant and materials; E. provision of boundary hoarding behind any visibility zones; F. wheel washing facilities; G. measures for the control and reduction of noise and vibration. have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period. Reason: To 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.
10	<u>Chartered Engineer</u> No development (other than site preparation) 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.
11	<u>Energy Strategy</u> The development hereby approved shall be constructed in accordance with the Energy Strategy by EEABS (dated May 2024) delivering a minimum 78%

	improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pump (ASHP) with a minimum SCOP of 2.72, and a minimum 2 kWp solar photovoltaic (PV) array. (a) Prior to occupation, details of the installed carbon reduction measures shall be submitted to and approved by the Local Planning Authority. This must include confirmation of: - The commissioned performance of the air source heat pump and Microgeneration Certification Scheme certificate; - The installed PV array; the number, type, and efficiency level of the PVs; their peak output (kWp); - Minimum heat recovery of the MVHR; - Specification of any additional equipment installed to reduce carbon emissions; - Any overheating mitigation measures, such as external shading, where 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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter. 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.
12	<u>Carbon Offset Payment</u> No occupation of the units hereby approved shall take place until a Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a payment of £826.50 (or an alternative means of securing a such a payment agreed) 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.
13	<u>Water Butts</u> No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the

	Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained. Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.
14	<u>Noise</u> The noise level from air source heat pump shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor. The plant/ equipment shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply. Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
15	<u>Land Contamination</u> If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved. Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site
16	<u>M4 (2) Accessible</u> The residential unit hereby approved shall be designed to meet Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of accessible and adaptable dwellings.

17	<u>No Outbuilding and Extension</u> Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no outbuildings shall be erected and no extensions or alterations to the dwelling house hereby approved, including the insertion of or alterations to windows and doors, hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority. Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
18	<u>No Balcony</u> Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, or any Order revoking or re-enacting that Order, no part of the flat roof hereby granted shall be used as a roof terrace or balcony. Reason: To safeguard the residential amenities of the neighbours and to prevent overlooking of the neighbouring properties by controlling roof extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.
19	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.
20	INFORMATIVE: Naming & Numbering The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.
21	INFORMATIVE: Community Infrastructure Levy Based on the information given on the plans, the Mayoral CIL charge will be £4,976.30 (70 sqm x £71.09) and the Haringey CIL charge will be £30,347.80 (70 sqm x £433.54 (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.
22	INFORMATIVE: Secure by Design You are advised to review the Crime Prevention Officer's recommendations in developing the detailed design for this scheme, in relation to the following issues: external residential and individual entrance Door-sets, ground floor and accessible windows, bin lighting, storage, boundaries, climbing aids. See comments publish on the Council's planning portal in relation to this application.
23	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.