



Officer Report

Application Number:	HGY/2023/2929
Application Type:	Full planning permission
Address:	Guildens, Courtenay Avenue, Hornsey, London, N6 4LP
Proposal:	Demolition of existing retained front façade of old dwelling, and erection of new two-storey dwelling with basement level with associated soft and hard landscaping.
Case Officer:	Roland Sheldon
Valid Date:	31/10/2023
Applicant:	Mr Stuart Minty
Agent:	Mr Stuart Minty

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for demolition of existing retained front façade of old dwelling, and erection of new two-storey dwelling with basement level with associated soft and hard landscaping.

Site and Surroundings

The subject site, up until recently, contained a large detached two-storey dwellinghouse located on the eastern side of Courtenay Avenue, N6. It currently only contains the original front façade of the property, with the rest of the original dwellinghouse now demolished. The surrounding uses are residential, defined by detached dwellings of a similar scale that are set within very wide spacious plots of land, set-back from Courtenay Avenue in landscaped front gardens, benefitting verdant rear gardens containing a large number of mature trees.

The site is located within Highgate Conservation Area and is subject to a Tree Preservation Order.

Relevant Planning and Enforcement History

The relevant planning and enforcement history of the site is outlined below:

HGY/2019/1168: Demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level – refused 15/07/2019. Allowed on appeal 23/12/2021.

HGY/2022/1329: Approval of details pursuant to condition 4 (Facade retention details) attached to planning permission ref. HGY/2019/1168 Allowed on appeal ref. APP/Y5420/W/19/3243272 dated 23/12/21 for the demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level – Approve 15/06/22

HGY/2022/1326: Approval of details pursuant to condition 5 (Archaeology) attached to planning permission ref. HGY/2019/1168 Allowed on appeal ref. APP/Y5420/W/19/3243272 dated 23/12/21 for the demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level – Approve 31/05/2022

HGY/2022/1327: Approval of details pursuant to condition 9 (Protection of trees) attached to planning permission ref. HGY/2019/1168 Allowed on appeal ref. APP/Y5420/W/19/3243272 dated 23/12/21 for the demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level – Approved 01/06/2022

HGY/2022/2162: Non-material amendment to planning permission ref: HGY/2019/1168 allowed on appeal (ref. APP/Y5420/W/19/3243272) on 23/12/2021 for the demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level; namely for the excavation of lightwell to rear, reposition external wall at basement and lower ground floor level, fenestration alterations and additions within lightwell, new balcony and green roof at 1st floor level, alterations to 2nd floor level dormer and alterations to roof. – Approved 12/09/2022

3. CONSULTATION RESPONSE

The following were consulted regarding the application:

- LBH Conservation
- LBH Arboriculture
- LBH Building Control
- LBH Drainage
- Thames Water
- Historic England

The following responses were received:

Internal:

1) Conservation: No formal comments were received. However, a meeting was held between the applicant and the Council at which the Principal Heritage Officer alongside the Design Officer attended in February 2024, where minor alterations to the design were agreed by both parties. These included minor alterations to the design of the three front facing dormers which were agreed to be narrowed with more detailing to roof of the middle dormer, more detail to be provided regarding materiality, including a revised design and access statement and heritage statement which expanded on the design rationale and merits of the finalised design.

2) LBH Arboriculture: Providing the development is undertaken in accordance with the tree and landscaping conditions including the tree protection plan approved under HGY/2022/1327, no objections to the scheme.

3) LBH Carbon Management: Following the submission of a revised energy statement against Part L of the Building Regulations 2021, the development would achieve a reduction of 70% carbon dioxide emissions on site, representing a saving of approximately 13.7 tonnes of CO2 from the baseline. A carbon shortfall of 6.7tCO2/year remains which will require an offset at £95/tCO2 over 30 years.

A carbon offset contribution prior to the above ground construction works at £16,815 based on £2,850 per tonne of carbon emissions would be required.

Further clarifications on details of the Energy Strategy shall be required to be submitted to and approved by the LPA prior to above ground work construction. Further details of how overheating shall be minimised and locations of water butts shall be also be required. Details of the living roof will also be required, alongside a sustainability strategy will also be required.

4. LOCAL REPRESENTATIONS

The following were consulted:

- Neighbouring properties

Local groups/societies:

- The Highgate Society
- Highgate CAAC

Statutory Consultees:

- LBH Conservation
- LBH Arboriculture
- LBH Building Control

The following comments were received from local groups/societies:

Highgate CAAC

- Substantial alterations to the original front elevation. The proposed symmetrical gables and increased roof height significantly alters approved scheme.
- The roof line height would cause harm to the conservation area.
- Homogenous façade and new projecting bays combined with taller roof will be detrimental to CA.
- Increased adverse impact on neighbours
- Existing house makes a positive contribution to the CA. Proposed dwelling would cause further harm to this part of CA.
- Poor layout provided for staff accommodation area of new dwelling.

The application has been publicised by way of press advert, site notice and letters sent to neighbouring properties. The number of representations received from neighbours in response to notification and publicity of the of the application were as follows:

No of individual responses: 0

Objecting:

Supporting:

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:

None.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Background/context
2. Design and impact on the character and appearance of the conservation area;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Trees and landscaping;
6. Energy and sustainability;
7. Transport considerations;
8. Biodiversity;
9. Basement development and
10. Waste and recycling.

Background/context

Planning permission was originally refused under planning reference HGY/2019/1168 for demolition of the original dwelling with retention of front façade, and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level. The Council refused the scheme for the following reason:

1. The proposal would cause harm to the character and appearance of Highgate Conservation Area and its significance, because of the loss of an original historic house that makes a positive contribution to the conservation area, and because the replacement house, by virtue of its scale bulk and appearance would fail to respect the character and appearance of the conservation area. As such the proposal is contrary to policy 7.8 of the London Plan (2016), Policy SP12 of the Haringey local Plan Strategic Policies (2013/2017), DM9 of the Haringey Development Management DPD (2017) and DH1 of the Highgate Neighbourhood Plan (2017).

The decision was appealed by the applicant and allowed by the Planning Inspectorate. The Inspector noted that there had been a considerable number of replacement or remodelled developments on Courtenay Avenue where larger replacement dwellings had been constructed with little separation distance between them, that had resulted in the road no longer providing an example of high-quality residential development of Arts & Crafts or Neo-Georgian style found elsewhere within the Conservation Area. The character and appearance of the road as a whole and its contribution to the overall historic significance of the CA was viewed to have lessened over time.

The view of the Inspector with regards to the original dwelling proposed to be replaced was that its design was unremarkable and did not equate in architectural and visual significance to the earlier works of Quennell.

The Inspector allowed the appeal in December 2021 subject to 10 conditions.

The current proposal seeks planning permission for the previously allowed dwellinghouse with a replacement façade and slightly raised height of roof.

The reasons for the need for replacement of the original façade are outlined in the design and access statement as follows:

- Visually it restricts the architectural style and the proportions of the new property enforcing what was originally designed as a poor-quality frontage on the rest of the house.
- The floor to ceiling heights needs to be retained are rather low compared to the modern living standards in the area.
- Retention of the front wall also compromises the sustainability benefits of what could otherwise be a fully and integrally insulated home.

Further review of the Inspector's decision will be outlined within the relevant sections of the materials planning considerations below.

Design and impact on the character and appearance of the conservation area

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.

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The Highgate Neighbourhood Plan (HNP) (July 2017) is a material planning consideration when considering an application for this site. Policy DH1 'Demolition in Highgate's Conservation Areas' is of specific relevance, this states that:

"Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area."

The subtext of the policy outlines that all proposals to demolish will be considered against tests in higher level policies.

As part of the Inspector's assessment of the approved dwelling which incorporated retention of the front façade, they highlighted that the original dwelling - including front façade - had limited architectural and visual significance in comparison to the earlier works of the architect Quennell:

"The porch and centre piece of the building are of a poor scale in relation to the remainder of the building, the design of the west wing suffers from a lack of a notable set back from the main part of the building and is close to the side boundary. Furthermore, the front garage doors are rather incongruous in appearance and detract from the appearance of the front elevation. So in spite of some historic value from the association with Quennell and the early development the estate, these factors lead to my conclusion that overall it makes a neutral contribution to the significance of the CA".

The Inspector acknowledged that the replacement house would be larger than the existing, with greater massing at the rear, and a greater width (although the north wing was further set-back from the original position providing a more subordinate appearance).

The overall depth of the dwelling was not viewed to be visually intrusive or overbearing in scale in the context of existing development. An adequate separation distance of the southern wing from the boundary would be retained that would be commensurate with other houses in the street.

The proposed dwelling was viewed to be of a commensurate size and massing to others that have been approved in Courtenay Avenue by the Inspector.

The current proposal seeks full planning permission for largely the same dwellinghouse as allowed on appeal and varied by non-material application HGY/2022/2162, with the following differences:

- Removal of the front façade of approved dwelling and installation of new façade with associated changes to the roof;
- Removal of middle chimney stack;
- Height of roof of new dwelling raised

Two meetings with design and heritage officers took place with the applicant for the proposal in November 2023 and February 2024 which made minor changes to the submission:

- Ridge height slightly lowered.
- Front dormers width reduced.
- Middle dormer arched roof added to accentuate the central axis with the porch.
- Eaves to be lowered to window heads as a nod to arts and crafts design language.

Scale and massing

Given that the general scale and massing of the dwellinghouse was deemed acceptable by the Inspector, the only aspect with regards to scale and massing that needs consideration as part of this application is the slight increase in height and bringing the building line forward by 0.9 metres.

The height of the roof would be increased by 1.15 metres to accommodate higher internal floor-to-ceiling heights. A contextual long street elevation has been submitted by the applicant which indicates that the raised height of the roof would be in general alignment with heights of other dwellings on the eastern side of Courtenay Avenue. As such, the slight increase in scale and alterations to the massing of the previously allowed dwellinghouse would be acceptable in design, character terms and heritage considerations.

Design and detailing

The new dwelling would be constructed using multi-stock handmade bricks articulated by extruded bricks on the edge of the bays. Feature bricks will be used to define the window openings with a splayed brick feature lintel and keystone placed above the ground floor windows and garage door. Hardwood timber framed doors would be used, with sash windows subdivided into smaller panes. A central portico will be constructed in stone, echoing the original façade. Stone would be used for the cills.

The previous dwelling - including the retained original face - has been viewed by the Inspector to be a neutral contributor to the significance of the conservation area.

Its loss and replacement with a replacement façade of a design that satisfactorily reflects the Neo Georgian architecture with Arts and Crafts features prevalent within the locality is considered to be acceptable, and would preserve the character and appearance of the Highgate Conservation Area.

As with the scheme allowed on appeal, a condition shall be imposed that requires samples of materials for the external surfaces too be submitted to and approved in writing by the Local Planning Authority (LPA), to ensure a high standard of design is achieved for the development.

The proposed replacement house is viewed as being acceptable in design terms and will have a neutral impact on the settings of nearby heritage assets and on the conservation area. The demolition would not lead to any harm to the designated heritage asset, i.e., the Conservation Area. The tests of the National Planning Policy Framework 2023 do not come into play as they apply only when a proposed development will lead to substantial harm to, or total loss of significance of, a designated heritage asset. The benefits of delivering a more energy-efficient house as reflected through the Carbon Lifecycle and energy assessments is however viewed to represent a public benefit.

In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Standard and quality of residential accommodation

Policy D6 (Housing quality and standards) of the London Plan sets out a series of criteria in order to ensure that new residential development is of the highest quality. Table 3.2 sets out requirements for achieving qualitative design. Local Plan (2017) Strategic Policy SP2 and Policy DM12 of the Development Management DPD 2017 reinforce this approach. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.

The London Plan further gives guidance on the minimum individual room sizes for the residential development proposals. In line with the London Plan space standards, all the individual rooms and the private amenity space afforded to the new house would meet or exceed the minimum thresholds to result in an acceptable level of residential accommodation for future occupants.

The proposed dwelling will be based over four floors containing 7 bedrooms and very spacious living spaces, with an internal floor space over 1,500m² which is well in excess of minimum London Plan standards. All habitable rooms would benefit from satisfactory daylight and outlook. A large rear garden area would be provided which exceeds minimum London Plan requirements, with satisfactory areas within the floor space provided for storage. The proposal would provide a satisfactory standard of accommodation for future occupants.

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.

While the proposed development would result in a significant increase in the scale and bulk of the previous building on site, the resultant building would be set away from the boundary with 'Bracken Knoll', to the south of the site by approximately 7 metres.

On the northern side of the site, the proposed building would be closer to the common boundary with 'Blue Orchard', set away from the boundary with that property of approximately 1 metre. However, the first-floor elements of the building on that side would not project beyond the rear building line of 'Blue Orchard'. The closest ground floor element of the building on the northern boundary would project approximately 3.5 metres beyond the rear boundary of 'blue Orchard, but would be set off from the boundary by at least 2 metres.

Given the relatively large and spacious rear gardens areas that comprise of heavy elements of soft landscaping along the common boundaries, there would be negligible impact on neighbouring residential amenity. Overall, the proposal would not have a detrimental impact on the amenities of neighbouring occupants.

Trees and landscaping

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.

The site is within an area subject to a group Tree Preservation Order (TPO) within an area bounded on the north side by the Highgate Golf Course, Sheldon Avenue to the east, Hampstead Lane to the south, and the rear boundaries of properties on the west side of Courtenay Avenue.

In support of the planning application, an arboricultural impact assessment by Arbor Cultural Ltd has been submitted. The report outlines that there are trees to the front and rear of the site, with groups of trees in the adjacent properties close to the boundaries.

No trees are proposed to be removed as part of the works. The proposed design would have a minimal impact on the root protection area of the identified trees within and surrounding the site by virtue of their distance from the development. The crowns of all retained trees will remain unaffected by the proposed development. The proposal has been reviewed by the Council Arboricultural Officer who raises no objection to the scheme, provided that the tree protection plan and landscaping details approved as per the details pursuant application HGY/2022/1327 are

secured and undertaken for this application. Conditions shall be applied to secure the tree protection plan, alongside a soft and hard landscaping scheme for the development, to ensure the existing trees within the site are protected during the works, and to secure a high standard of landscaping for the development.

Subject to compliance with these conditions, the proposal is acceptable with regards to trees and landscaping considerations.

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.

In support of the proposal, following ongoing review by the Carbon Management Officers, a revised Energy and Sustainability Statement has been submitted alongside supporting documentation. The dwelling, through a combination of building efficiency measures including a MVHR system, and incorporating renewable energy systems including an air source heat pump and a small array of photovoltaics on the flat roof section of the dwelling, would achieve a 70% reduction in carbon dioxide emissions on site when measured against Part L of the Building regulations 2021.

Further information is required in order to demonstrate specifically how these savings would be achieved. Further information regarding how to manage/limit overheating risk, details of locations of water butts, the living roof, and a detailed sustainability strategy shall be required to be submitted/approved prior to commencement of above ground works.

A carbon offset contribution of £16,815 would also need to be paid prior to above ground works commencing on site. This would need to be secured via a section 106 agreement or unilateral undertaking.

Subject to compliance with these conditions and legal agreement, the development is acceptable from an energy and sustainability perspective.

Transport considerations

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'.

The proposal seeks to replace an existing dwelling with a replacement dwelling. Whilst of a larger size, there are no concerns from a parking perspective, especially given the large front garden area from which the site benefits. As with the original proposal that was allowed on appeal, a

construction management plan condition shall be imposed on the development that requires details of how the construction shall be carried out to minimise impacts on the highway network, parking conditions, neighbouring safety amenity and noise, odour and air pollution conditions. A condition shall also be imposed that requires details of secure and covered cycle storage to be submitted to and approved and subsequently implemented by the applicant. Subject to compliance with these conditions, the proposal would be acceptable with regards to highways and transport considerations.

Biodiversity

The NPPF outlines that planning decisions should minimise impacts on and provide net gains for biodiversity. London Plan policy G6 sets out that development proposals should manage impacts on biodiversity and aim to secure biodiversity net gain. Part A (c) of DM policy DM21 reiterates this commitment to maximise opportunities to enhance biodiversity on-site. The introduction of the Environment Act 2021 post April 2024 now requires planning proposals on small sites to provide a 10% net gain in biodiversity value.

As this proposal was submitted prior to April 2024, the statutory requirement to demonstrate a 10% net gain in biodiversity value is not applicable. Details of urban greening and biodiversity enhancement measures shall be secured through the sustainability strategy, which shall be conditioned to be submitted to and approved by the LPA prior to above ground development.

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.

No specific details of waste and recycling storage appear to have been provided as part of the submission. Details of waste and recycling storage that satisfy standards within the Haringey Waste Management Guidance Note can be secured by condition.

Conclusion

The proposed development is considered acceptable in design and heritage terms. There would not be an adverse impact upon the character and appearance of the surrounding area, the street scene, or the Conservation Area. The amenity, privacy and living conditions of neighbouring properties would be protected.

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

6. CIL APPLICABLE

Based on the information given on the plans, the Mayoral CIL charge will be £103,905 (1,500sqm x £69.27) and the Haringey CIL charge will be £633,675 (1,500sqm x £422.45). 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.

The applicant has indicated within their completed CIL liability form that they wish to claim a CIL liability exemption as a self-build project. It will be necessary for the applicant to submit a Self-Build Exemption Claim form to the LPA prior to commencement of the development. An informative with

regards to CIL liability shall be added to the decision notice.

7. RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions:

Conditions:

- 2 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.

- 3 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.

- 4 Prior to the commencement of building works above grade, detailed drawings, including sections, to confirm the detailed design of the:
a) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale); and
b) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents
Shall be submitted to and approved in writing by the Local Planning Authority.
The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

- 5 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 brick panels with bond mortar, a roofing material sample, stone samples, combined with a schedule of the exact product references.

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.

- 6 All works on site shall be carried out in full accordance with the Written Scheme of Investigation for an Archaeological Watching Brief by AOC, AOC Project No: 34583 dated April 2022, as approved under planning reference HGY/2022/1326. Or;

No demolition or development shall take place until either:

a) a written scheme of investigation (WSI) for archaeological groundworks has been submitted to and approved by the local planning authority in writing. No demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

b) The WSI shall be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. It shall include a statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. The proposal for post-investigation assessment and subsequent analysis, publication, dissemination, and deposition of resulting material shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 7 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

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.

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.

- 8 Prior to first occupation of the development, a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained 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 5.17 of the London Plan 2021.

- 9 Prior to first occupation of the development hereby approved, details of the type and

location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle storage has been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: 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.

- 10 The development shall be carried out in full accordance with BS5837 Arboricultural Report and Arboricultural Impact Assessment reference AC.2022.574 dated 24 November 2022 and Tree Constraints/Protection Plan TPP-01 Rev. A, unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure the safety and well-being of the trees within the site during constructional works that are to remain after 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

- 11 No development shall commence until a detailed soft and hard landscaping scheme for the proposed development, including the timescale for the planting of trees and/or shrubs, appropriate hard landscaping and all details of boundary treatments for the site including details of design and materials for all means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 12 The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement prepared by E&S Bristol (dated May 2024) delivering a minimum 70% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, ground source heat pumps (GSHPs) and a minimum 5 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 28% reduction, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed GSHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the GSHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following

details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp)

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

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.

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

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

- 13 Prior to above ground construction, a statement shall be submitted to and approved by the Local Planning Authority to demonstrate how the overheating risk has been minimised and mitigated on site in line with the London Plan Cooling Hierarchy. Details and specification of the mitigation measures shall be provided in support of this statement.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

- 14 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 the 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.

- 15 (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 roofs 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 roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate

- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- v) 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 roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vii) Management and maintenance plan, including frequency of watering arrangements.
- viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the dwellings/of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has/have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs has/have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. 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, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 16 Prior to above ground commencement of development, details of the sustainability strategy shall be submitted to and approved by the Local Planning Authority. This shall include specifications, plans and sections that demonstrate sustainable design, layout, construction techniques and proposed measures to improve the sustainability of the scheme including but not limited to sustainable transport, health and wellbeing, reduction of material use and waste, water consumption, and flood risk, drainage improvements, and biodiversity enhancement.

The report shall include:

- Urban greening and biodiversity enhancement measures;
- Details on electric vehicles charging points, cycle parking facilities;
- A target percentage for responsibly sourced, low-impact materials used during construction;
- Justification for the demolition of the existing buildings in terms of its impact on the whole life carbon of the development and the circular economy principles;
- Details on how any demolition materials can be reused;
- Details on how surface water runoff will be reduced and overall sustainable drainage strategy;
- Climate Change mitigation measures to be considered for the external spaces and the impact of the increase in severity and frequency of weather events on the building structures.

Reason: To ensure the development provides the maximum provision towards increasing the level of sustainability in line with London Plan (2021) policies G6, S17 and Haringey Local Plan Policy SP4, DM21, DM25, and DM29.

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no extensions shall be built and no new window or door openings inserted into any elevation of the building (other than that development expressly authorised by this planning permission), unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the amenities of neighbouring occupiers and the general locality.
- 18 Prior to the occupation of the dwelling hereby approved a Unilateral Undertaking or equivalent mechanism shall be completed and submitted to the Local Planning Authority securing a payment of £16,815 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.

Informatives:

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: 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 : Community Infrastructure Levy

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 Mayoral CIL charge will be £103,905 (1,500sqm x £69.27) and the Haringey CIL charge will be £633,675 (1,500sqm x £422.45). 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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor as published on-line.