

	Officer Report	
Application Number:	HGY/2024/0921	
Application Type:	Full planning permission	
Address:	Harcourt House, 16-17 Haringey Park, Hornsey, London, N8 9JB	
Proposal:	Erection of one additional storey at roof level to existing building to provide two self contained apartments, plant and associated works (AMENDED PLANS)	
Case Officer:	Eunice Huang	
Valid Date:	03/04/2024	
Applicant:	Upspace Construction Services	
Agent:	Andrew Ryley	

Site and Surroundings

- 1.1 The application site contains a four-storey building fronting Haringey Park. It lies within the Crouch End Conservation Area and accommodates eight flats. A central accessway passes beneath the building, providing a route from Haringey Park to the rear of the site, where additional residential flats are located within a separate building, Primezone Mews. The northern side of the rear elevation includes a two-storey projection with a second-floor terrace.
- 1.2 The building is bounded by No. 15 to the west/south-west and No. 18 to the east/north-east. Nos. 13 to 15 are locally listed buildings of a smaller scale and asymmetrical design, featuring pitched roofs with gabled fronts. Similar roof forms are present at No. 18 and more widely in the surrounding area. This part of the Conservation Area is characterised by a varied mix of building designs and architectural styles.
- 1.3 The application property originally had a pitched roof with gable ends, which were later infilled and replaced with a continuous additional storey. This significantly altered its

original form, architectural design and overall appearance. The 2010 Crouch End Conservation Area Character Appraisal (para. 6.8) describes the resulting building as a “utilitarian white painted rendered three storey block of flats with a parapet,” noting that although the building was originally Victorian, its architectural interest has been diminished by the replacement of the gable ends and pitched roof with a continuous additional floor, the removal of ornamentation, and the installation of new windows. The Appraisal identifies Harcourt House and Primezone Mews as having a neutral effect on this part of the Conservation Area, and Harcourt House is considered a ‘detractor’ due to the extent of alterations that have fundamentally changed its appearance.

- 1.4 The flats at Harcourt House are accessed from Haringey Park via two separate entrances located on either side of the carriageway. There is no lift access within the building.

Proposed Development

- 1.5 The proposal is to erect an additional storey at roof level to the existing building to provide two self-contained apartments, together with plant and associated works. Access to the new flats would be via an internal stairway extension to the existing staircase on the eastern side of the building, accessed from Haringey Park.
- 1.6 The scheme includes raising the existing parapets to create a consistent height across the building and increasing the height of the existing chimney stacks. A new bike store accommodating four covered cycle parking spaces is proposed within the communal rear garden on the eastern side of the accessway.
- 1.7 At present, bins are stored uncovered within both front gardens. The proposal includes a covered bin store positioned adjacent to the pedestrian path in the front garden on the eastern side of the accessway. The covered store would accommodate up to four bins.

Relevant Planning and Enforcement history

- 1.8 The most recent planning history in relation to the site is as follows.

HGY/2013/0644

Address: Flat 4, 16-17 Harcourt House,, Haringey Park, London, N8 9JB

Proposal: Replacement of existing timber glazed windows with double glazed windows.

Decision Date: 28 May 2013

Decision: Approve with Conditions

HGY/2013/0584

Address: Flat 7, 16-17 Harcourt House, Haringey Park, London, N8 9JB

Proposal: Replacement of existing timber single glazed windows with double glazed timber windows.

Decision Date: 21 May 2013

Decision: Approve with Conditions

HGY/2006/1359

Address: 3, Harcourt House, Haringey Park, Hornsey, London, N8, London

Proposal: Conversion of property from 2 bedroom flat to 3 bedroom flat.

Decision Date: 22 August 2006

Decision: Approve with Conditions

1.9 The site has been subject to pre-applications:

- PRE/2023/0152 – Roof extension to create two additional flats and external alterations.
- PRE/2019/0040 – Roof extension to create two additional flats.

2. CONSULTATION RESPONSE

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

Internal:

LBH Transportation (comments submitted on previous 2no. two bedroom flat scheme under PRE/2023/0152)

- The site has poor public transport accessibility (PTAL=2) and is located within a CPZ (Crouch End-A).
- This will be an uplift of two flats at this development, to increase the number at the site from eight to ten.
- Policy DM32 in the Borough's DPD, doesn't support car free development unless the site has a PTAL of 4 and is located within a CPZ. This site doesn't meet those policy criteria given the PTAL value. The 2011 census recorded average car ownership in the Crouch End ward at 0.75 vehicles per household. This level of local car ownership is expected to have reduced since the time of that survey. Two new units could therefore be predicted to generate parking demand for a maximum of 1 to 2 vehicles, however it will most likely be the case that the actual demands would be lower as these are two bedroom units and not family sized units. In any instance it is considered that any new demands will be negligible and within the normal range of variation of on street parking that is taking place at present.
- 4 secure, weatherproof spaces are required to meet London Plan requirements. With the earlier very similar pre application proposal from 2019, 4 spaces were included within the proposals, and these were proposed for location within the amenity/garden area to the front of the site. There is also a garden to the rear of the existing building that could be used to locate cycled parking. The applicant

could consider providing secure long stay cycle parking for all of the existing units as well which would be encouraged and align with current transportation policies to promote the uptake of sustainable and active travel modes and provide an alternative to the private car.

- Full dimensional and layout details will be required, including the system intending to be used, with scaled drawings showing the proposed arrangements and detailing how the manufacturer's specifications for installation are met. Cycle parking needs to meet the requirements of the London Cycle Design Standards as produced by TfL.
- Finally, given this development will be constructed in a residential area, and a CLP/CMS should accompany any formal application, outlining the construction period and programme, and the numbers and types of construction vehicles attending the site. All arrangements to minimise the impact on both the Public Highway and adjacent neighbours will need to be included in this document. This will include deliveries and collections being made outside of the peak AM and PM periods and means of scheduling vehicle arrivals to prevent waiting on the highway.

LBH Conservation

- The development site sits within the Crouch End Conservation Area. The original houses at Nos. 16 and 17 have been subsumed into Harcourt House, a rendered and white-painted three-storey block of flats that, whilst of Victorian origin now has lost much of its historic character and has a purely utilitarian appearance. The two original buildings now forming Harcourt House have been linked by a concrete-framed structure that forms an archway giving access to Primezone Mews at the rear, a development of flats and live-work units gathered around a bleak asphalt yard devoid of any landscaping. Harcourt House and Primezone Mews have a neutral effect on this part of the conservation area.
- Harcourt House is adjoined on both sides by the smaller scale, pitched roof and gabled elevations of locally listed properties at Nos. 13 and 15 to the west and by property at No. 18 to the east.
- The much-altered Harcourt House offers an opportunity for improvement and sensitive extension within the frame of the varied heights and architectural language of the buildings along Haringey Park which is characterised by two to three storey building heights and pitched gables.
- Further to understanding of the conservation area character, appearance, and related constraints, and further to extensive design exploration throughout pre-application discussion, the design for proposed extension has been substantially scaled down, has been designed so to be a loped roof feature subordinate to the proportions and design of the host building, and has been inspired by the prevailing roof forms in the area.
- The proposed improvements to the front elevation of the existing building aim to improve and rebalance the overall appearance of the utilitarian façade of Harcourt

House while sensitively extending it so to respect the scale, character, and legibility of the locally listed pair of Victorian buildings at Nos. 13 to 15 Haringey Park.

- The application is underpinned by sufficient design information to appreciate the extent, design and materiality of the proposed roof extension and allows a sufficient assessment of impact based on the submitted westward views looking across the Conservation Area and towards the locally listed Park Chapel which is the local landmark located at the western end of Haringey Park.
- The submitted views demonstrate that the proposed extension will be not visible in those close views of Harcourt House and along Haringey Park, whereas the extension will be barely visible with its roof-like design and will have a negligible impact on the character and appearance of this stretch of the Conservation Area whose significance would be conserved, and the proposed development is accordingly supported from the heritage conservation perspective.
- Detailed design information of the proposed extension including plan, section, and elevation drawings to scale 1:20, and detail drawings of proposed rooflights, windows, doors and balustrades to scale 1:10 should be submitted for approval from the planning authority together with comprehensive material specification and material samples for all proposed works.

LBH Carbon Management

- No objection. The development achieves a reduction of 61.53% carbon dioxide emissions on site (1.09 tCO₂) from a Building Regulations Part L 2021 compliant building. This is supported in principle. Some clarifications must be provided with regard to Energy Statement and Overheating Assessment. This can be addressed prior to determination or through planning conditions
- LBH Building Control
No objection. There is additional fire safety guidance for existing occupied blocks which are extended, which allow the checking authority to assess the means of escape on each block, and if satisfied may only require sprinklers to the new top flats formed as part of the vertical extension. It is stressed that each block will be checked on its own merits by the regulating authority.
- LBH Arboriculture
No objection. The front tree adjacent to the proposed bin storage is a very low grade tree and would not be worthy of a TPO. Replacement tree planting would be required.

External

- Crouch End Neighbourhood Forum – Considers that the proposal will adversely affect the character and appearance of the Crouch End Conservation Area.
- The roof extension would be visible from the street and would have an incompatible form and appearance with the host building and streetscape.

- The proposed development would erase most of the remaining historical features of Harcourt House by raising and unifying the parapet line and introducing a blank façade section towards the top of 17 Haringey Park.
- Insufficient details for the cladding, privacy screens, fenestration and windows have been provided.
- The heightened structure would overshadow adjacent properties.

3. LOCAL REPRESENTATIONS

- 3.1 The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. 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: 61
Objecting: 61
Supporting: 0

- 3.2 The following objection was raised by Cllr. Cressida Johnson, Cllr. Lester Buxton and Cllr. Luke Cawley:

- Inaccuracies in drawings which need to be addressed.
- Building control does not appear to satisfactorily addressed – building regulations do not seem to be satisfied for a 5 storey building. These should be commented on by Building Control.
- Damage to existing building.
- Harm to Crouch End Conservation Area.
- Poor quality housing provided – single-aspect north-facing, that are undersized.
- Development is substantial in size, creating overlooking, reduction in daylight to neighbouring properties

- 3.3 The following issues were raised in representations and are addressed further on in this report or below:

Design and appearance

- Design, form and materials are not in keeping with the style of the existing building or surrounding Victorian dwellings.
- Too tall and bulky. Height is not comparable to Ravensdale Mansions across the street.
- Will have adverse effect on the character and appearance of the conservation area.
- Roof extension would be visible from the street.
- Chimneys will sit higher than 17-18 Haringey Park.

- Overdevelopment – the original building was already extended. Area already overdeveloped with recent Town Hall development.
- Insufficient details on materials, cladding, windows and fenestration.

Impact on neighbouring amenity

- Loss of daylight/sunlight and overshadowing on neighbouring properties and outdoor amenity spaces of Harcourt House.
- Loss of privacy and overlooking into neighbouring properties and windows/outdoor amenity spaces of Harcourt House.
- Overbearing effect on Primezone Mews homes.
- Noise and vibration from the new dwellings.
- Noise, disruption and dust/dirt during construction, following prolonged Hornsey Town Hall works.
- Intensified use of outdoor communal spaces from additional residents
- Impact on existing ventilation extracts and fireplaces of existing building.

Standard of Accommodation

- Undersized accommodation and external private amenity spaces are undersized.
- New developments should be accessible.
- Inadequate floor to ceiling heights, falling short of London Plan
- Poor quality of single aspect, north-facing accommodation, contrary to Housing Design Standards London Plan Guidance.
- Windows facing chimney flues
- Unsafe roof access

Transport & Parking

- Impact on access to Primezone Mews
- Lack of car parking and additional parking stress
- Extra burden on public transport
- Construction impact on local parking and bus routes
- Inadequate cycle parking details
- Cycle parking access is not step free
- Road safety impacts arising from construction
- No method statement on access for emergency vehicles and during construction
- Construction Logistics Plan/Method Statement required

Refuse Storage

- Inadequate refuse storage detail
- Bin store in front garden would be visually intrusive for residents, result in odour and hygiene issues.
- Requires removal of trees and landscaping

Sustainability

- Inaccurate energy statement, including SAP calculations
- Inadequate carbon reduction and overheating measures
- GLA carbon emissions reporting not shown

- No details of PVs or heat pump.

Trees and landscaping

- Trees impacted by the bin and cycle store
- Reduction of net biodiversity habitat

Fire safety

- Inadequate details on fire escape, fire fighting measures and fire risk assessment.
- Additional fire safety requirements for buildings with a top floor of 11m or over.

Information

- Inadequate/inaccurate information on site levels, existing floor plans, dimensions, finished floor levels, ceiling heights, roof form, doors, stairs, chimneys (Officer comments: Additional information addressing these concerns were submitted).
- Inadequate daylight/sunlight assessment (Officer comments: Additional daylight/sunlight reports have been submitted with detailed assessment).

Other

- Against policy
- Undesirable precedent
- Does not provide affordable housing

Consultation

- Statutory notice not served correctly to owners of 18 Haringey Park, in respect to party wall. (Officer note: Notice was subsequently served on 9 August 2024).
- Lack of consultation with leaseholders prior to application submission
- Lack of consultation for all additional information submitted (Officer note: Reconsultation for the application was conducted from 23/04/2025 to 23/05/2025).

[Officer Comment: As noted earlier, the application was publicised by neighbour letters, site notice and press advertisement. Some minor changes have been made to the scheme since submission; however, these relate only to documentation and drawing clarifications rather than any alteration to the form, siting or overall design intent of the proposal. They do not result in any change to the appearance of the development. Accordingly, there is no statutory requirement to re-consult on these amendments, nor is re-consultation required when applying established case law, as there is no "fundamental difference" between the plans originally consulted upon and those now under consideration.

Other Comments (Not planning considerations)

- Impact of additional weight on foundations and structural integrity of existing building
- Absence of structural report
- Floor build-up details and structural design not submitted
- Inadequate provision for safety measures for roof maintenance access
- Right to light.

- Not comply with Building Regulations, Building Safety Act and Fire Safety Act.
- Impact on internet access
- Impact on drainage, sewers and water infrastructure
- Leaseholders are in the process of purchasing the freehold
- Freeholder does not have right to reallocate, alter or enclose communal space for new flats, which is against lease rights.
- Potential reduction in value of neighbouring properties.
- Increase in insurance premiums for leaseholders

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design, impact on the character and appearance of the conservation area;
3. Standard & quality of accommodation;
4. Impact on neighbouring amenity;
5. Inclusive access;
6. Parking & transport;
7. Waste and recycling;
8. Energy and sustainability;
9. Trees and biodiversity;
10. Fire safety;
11. Other issues.

Principle of development

Supply of housing / small sites

- 5.2 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 National Planning Policy Framework (NPPF) (2024) and the London Plan (2021) putting particular emphasis on 'small site' development.
- 5.3 Paragraph 73 of the NPPF (2024) recognises the importance of 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 and in paragraph 125 seeks the optimisation of sites by way of upward extensions is expressed, when designed to be sympathetic to the street scene. It specifically outlines support for increased density through mansard roof development where appropriate, in paragraph 125(e). The NPPF more broadly outlines the Government preference to support the gentle densification of urban areas instead of developing on Green Belt land.
- 5.4 Paragraph 135c of the NPPF 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).

- 5.5 The considerable emphasis on the development of small sites for housing coming forward, is also strongly supported by London Plan 2021. In specific the London Plan Policy H2 'Small sites' places great weight on the contribution that small sites with within 800m of a Tube or rail station are to make to delivering housing in London, with targets set for each borough.
- 5.6 While the current proposal is not located within 800m of a Tube or rail station, the site is located within 130m of Crouch End District Centre and so is well placed to support additional housing in terms of access to facilities, shops and amenities, etc.
- 5.7 The draft NPPF (December 2025) continues the same policy approach as the 2024 Framework in supporting gentle densification and airspace development as a means of increasing housing supply. Paragraph 15 reiterates the overarching objective of meeting present and future housing needs as part of sustainable development, while paragraph 16 emphasises the need to make effective use of land, including through upward extensions where appropriate. The draft also maintains strong support for optimising sites in accessible urban locations, consistent with the 2024 Framework's approach to small-site delivery and upward extensions. Taken together, these provisions confirm that the Government's direction of travel remains firmly in favour of well-designed airspace development as a means of delivering additional homes in sustainable locations.

Design & Heritage

Policy

- 5.8 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.
- 5.9 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.
- 5.10 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance, and where innovative and

creative contextual architectural responses are integrate the conservation and enhancement of heritage assets to contribute to their significance and sense of place. 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.

- 5.11 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.

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

- 5.12 As noted above, objections have been received regarding the design of the proposed roof extension, particularly concerns that the roof form and materials would not be in keeping with the host building or the surrounding conservation area, and that the extension would appear overly large or bulky.
- 5.13 A range of design responses were explored during pre application discussions with the LPA. Initial iterations sought to reinstate a more traditional roof form incorporating gable ends and hipped/pitched roofs, followed by a traditional mansard roof. However, it became clear that superimposing a traditional roof form onto the existing building would result in an uncharacteristic and visually bulky addition that would increase the overall massing without addressing the discordant architectural qualities of the already altered host building.
- 5.14 The design approach therefore shifted towards a reduced volume roof extension set back from the front façade. The scheme has been substantially scaled down and now proposes an irregular pitched roof form that rises to a greater height at the rear, ensuring subordination to the proportions of the host building. The extension would be set 2.25m behind the front parapet, 2.59m from the western flank and 1.3m from the eastern flank, significantly limiting visibility from street level. Rooflights would sit flush with the roof plane, and chimney stacks would be raised to integrate with the new form.
- 5.15 The proposal also includes rationalising the front façade by raising the parapet to a consistent height, 1.05m on the eastern side and 0.355m on the western side. Harcourt House currently appears discordant within Haringey Park due to its utilitarian appearance arising from past alterations. The proposed parapet adjustments would

rebalance the façade and improve its proportions without introducing a dominant or intrusive presence in relation to neighbouring properties.

- 5.16 The applicant has provided verified views along Haringey Park to assess visual impact. These demonstrate that the extension would not be visible in close range views of Harcourt House or along the street. Its recessed and subordinate design ensures it would not be readily perceptible, including in views towards the locally listed Park Chapel. In longer range views, the lightweight and modestly scaled form would remain clearly subordinate to the host building and neighbouring listed buildings. The development would therefore have a negligible impact on the character and appearance of this part of the conservation area, and its significance would be preserved.
- 5.17 Some objections raise concerns that the roof form may require redesign due to construction or building regulation constraints. These matters fall outside the scope of planning. The submitted drawings are sufficient for assessing the planning merits of the proposal. Any structural or regulatory matters will be addressed at Building Control stage, and any material design changes would require further planning consideration.
- 5.18 Detailed drawings of the roof form and materials will be secured by condition. The design intent is sufficiently illustrated for the purposes of this application, and the proposal is considered acceptable in design and heritage terms. No harm is identified to designated heritage assets within the meaning of the NPPF.

Statutory Duty

- 5.19 In reaching this conclusion, the LPA has given special attention 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, and has given considerable importance and weight to the desirability of preserving the setting of listed buildings as required by s66.
- 5.20 As set out above, the proposal is not considered to result in harm to designated heritage assets. If any element of harm were identified, it would fall at the very lower end of the 'less than substantial' spectrum.
- 5.21 This conclusion is reached on the basis of the design qualities of the scheme, which represent an appropriate architectural response to the site. The extension would not appear dominant or intrusive and would allow neighbouring buildings, including heritage assets, to remain readily appreciated.
- 5.22 Given the above, Paragraph 202 of the NPPF (less than substantial harm) is not engaged. However, even if a minimal degree of harm were identified, the provision of additional housing, albeit modest in scale, would constitute a public benefit in an area where opportunities for new housing are limited.

- 5.23 For these reasons, the scheme is considered acceptable in design and heritage terms. The conservation area would be preserved, and any theoretical harm would be clearly justified and outweighed, ensuring compliance with the NPPF and the relevant statutory duties.

Standard & quality of accommodation

- 5.24 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.
- 5.25 The proposed roof extension would provide two new flats. Both units meet the minimum internal space standards required by the London Plan, including the minimum bedroom sizes

Flat	Bedspaces	Minimum GIA (m ²)	Proposed GIA	Minimum ceiling height >2.5m (m ²)	Proposed ceiling height >2.5m (m ²)
Flat 9	1b2p	50	54.2	37.5	34.5
Flat 10	1b2p	50	53.4	37.5	45.5

- 5.26 The roof-style extension within the conservation area constrains the ceiling heights achievable in the new flats. Flat 10 meets the requirement for 2.5m ceiling height across at least 75% of the GIA. Flat 9 falls short by 3m²; however, the entirety of the kitchen/dining/living room and the majority of the bedroom achieve 2.5m. Lower ceiling heights are confined to the hallway and bathroom, which are not spaces occupied for extended periods. Officers therefore consider the ceiling heights acceptable and that satisfactory internal amenity would be achieved.
- 5.27 Objections have raised concerns about the usability of internal areas with lower ceiling heights, including the bathroom and entry door of Flat 9. The ceiling height reduces to approximately 1.8m at the lowest point of the bathroom. However, due to the irregular roof form, which rises from the front of the extension, Officers consider that satisfactory ceiling height is provided across the accommodation, including the bathroom and entryway, to allow these spaces to function appropriately.
- 5.28 Given the nature of the development as an upward extension to an existing building, and the need to balance design, heritage and amenity considerations, it is not practicable to increase ceiling heights further.

Aspect, daylight and ventilation

- 5.29 Both dwellings include openings on the northern elevation, with additional flank windows. Objections have raised concerns regarding the proximity of active chimneys to the flank windows. Although chimney-related matters fall within Building Control, the planning assessment proceeds on the basis that the dwellings function as single-aspect units, with the flank windows not relied upon for ventilation
- 5.30 Policy D6 supports maximising dual-aspect dwellings but allows single-aspect homes where this represents a more appropriate design solution under Policy D3 (Optimising site capacity through a design-led approach) and where adequate daylight, ventilation, privacy and overheating performance can be demonstrated. Policy D3 also supports higher-density development in locations well connected to services and amenities. The site is within a five-minute walk of Crouch End District Centre and is therefore a sustainable location for additional housing, subject to conservation considerations.
- 5.31 The Housing Design Standards LPG outlines that residential quality must be assessed through a design-led response to site-specific constraints (paras. 2.1.1–2.1.2) and that development should optimise, not maximise, capacity (para. 2.1.2). It also recognises that in constrained situations, such as roof extensions to existing buildings, dual aspect may not be achievable without harming the form or character of the host building. Paragraph A1.7 further notes that acceptable daylight and sunlight levels can still be achieved through careful design even where aspect is limited.
- 5.32 In this case, the constraints of the existing building and the conservation-area context mean that providing dual-aspect dwellings would require a materially larger or differently configured extension that would have implication for the proportions of the host building. It is however important to note that paragraph 4.1 of the Housing Design Standards LPG, while expressing a preference for dual aspect and avoiding north-facing single-aspect dwellings, is guidance rather than a mandatory requirement and explicitly allows for “exceptional circumstances” where dual aspect is impractical. In the case here the modest scale of the roof-extension proposal, the need to maintain subordination to the host building, and the heritage sensitivities of the site together constitute such circumstances.
- 5.33 Despite the northern orientation, both flats would achieve good internal amenity. The units would benefit from multiple rooflights which, while not providing an additional aspect, would deliver high levels of daylight to the living spaces and help compensate for the single-aspect arrangement. In addition, each flat is provided with a rear balcony which, although incorporating privacy screens to both sides, retains an open front elevation and allows for outlook in more than one direction through oblique views. This further enhances amenity and helps mitigate the limitations associated with a north-facing aspect.

Private outdoor amenity space

- 5.34 Each dwelling benefits from a rear balcony, which further enhances amenity and provides outlook in multiple directions. The balconies have depths of 1.5m and areas

of 5.5m² (Flat 9) and 9m² (Flat 10), meeting London Plan D6 requirements. While objections suggest that the parapet width would reduce usable depth, the parapets are to be raised and are shown as thinner than existing. Final parapet and railing details will be secured by condition.

- 5.35 Taking account of the above, and on balance, the proposed dwellings are considered to provide an acceptable standard of accommodation.

Impact on neighbouring amenity

- 5.36 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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.
- 5.37 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.

Overbearing/ Sense of Enclosure/ Outlook

- 5.38 The proposal would introduce an additional level on the roof of the existing building, reaching a ridge height 3.02m above the current parapet. The new storey would remain subordinate to the main building block, being set in from the shared boundaries with 15 Haringey Park and 18 Haringey Park. A separation distance of over 15m would be retained to the properties to the rear at Primezone and Pinehurst Mews, which would mitigate the visual impact of the development from those dwellings. In relation to outlook from the second-floor rear terrace of Harcourt House, the roof extension would be set in 1.6m from the rear elevation below on the eastern side. As a result, the extension would not give rise to an undue sense of enclosure or overbearing impact for neighbouring occupants.

Daylight and sunlight

- 5.39 A number of concerns were raised regarding the effect of the proposal on the living conditions of the occupiers of existing residents and neighbouring buildings with particular reference to loss of privacy, and loss of light.
- 5.40 The applicant has submitted a daylight sunlight assessment within the following documents prepared by CHP surveyors:
- Letter dated 26 March 2024;

- Daylight and Sunlight Report dated 17 September 2024;
- Addendum to Daylight and Sunlight Report dated 16 April 2025;
- Addendum to the Daylight and Sunlight dated 23 June 2025.

- 5.41 The BRE guidelines for sunlight to gardens and outdoor amenity spaces are: 50% of the amenity area should enjoy at least 2 hours of direct sunlight on the 21st March. The BRE guidance states that in the case of an outdoor space that is already poorly sunlit – if the area that can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 its former size, then this further loss of sunlight is significant.
- 5.42 For the communal amenity space at Harcourt House – as existing, 32% of the area enjoys 2 hours of direct sunlight on the 21st March. Under the proposal, this would be reduced to 31% of the area. As existing, the communal gardens do not meet the BRE guidance. However, the proposed development would reduce the by less than 0.8.
- 5.43 An objector has raised that the communal outdoor areas are not used interchangeably by residents. There are two separate access into the flats and their corresponding communal outdoor areas. However, it is noted that the lease agreements of the property entitle occupants to utilise both communal outdoor areas. Nonetheless, an assessment is as follows. The Daylight and Sunlight Report designated the eastern garden as A14, and the western garden as A15. In terms of A14 communal open space: an existing area of approximately 7.6m² has sunlight access on 21 March, which is 8% of the existing area. This would be reduced by a proposed sunlit area of 2.9m², which is 3% of the existing area. It is recognised that this does not meet the BRE guidelines. However, the material impact of this reduction in sunlight is considered acceptable because the existing sunlit area is occupied by a mass of low-level of vegetation and is not readily trafficked or used as a recreation area.
- 5.44 Concerns were also raised about the impact upon the daylight and sunlight in respect to the second-floor level rear terrace labelled A16. The applicant has outlined that as existing, A15 does not benefit from 2 hours of direct sunlight on the 21st of March, and thus there would not be a material impact on this space.
- 5.45 The BRE guidelines for daylight access advise that that each window should achieve a Vertical Sky Component (VSC) of 27% or 0.8 times the existing value. For sunlight, the BRE guidelines advise that all windows within 90° of due south should achieve 25% of the Annual Probable Sunlight Hours (APSH) with at least 5% being achieved during the winter months.
- 5.46 It is accepted that the properties at Primezone Mews located to the rear and north-west of the application site would experience a limited increase in overshadowing/ shadow cast by the building during the day because of its increase by this additional floor. The Daylight and Sunlight Report outlines that all assessed windows will achieve the numerical VSC values within BRE guidelines. A sunlight analysis has also been provided, demonstrating that all rooms achieve the recommended APSH within the

BRE guidelines. The proposed development is thus acceptable in relation to daylight and sunlight impact on Primezone Mews.

- 5.47 With regards to the properties at Pinehurst Mews to the north-east of the subject site, an analysis was provided in the Addendum to Daylight and Sunlight Report dated 16 April 2025. All assessed windows and rooms would achieve the numerical standards set out in the BRE guidelines for daylight and sunlight. In respect to the private amenity space of House 1, there would be a reduction to the sunlit areas to 0.75 times the existing area. However, from a material perspective, this is a minor deviation of 0.3m² from achieving the 0.8 times recommendation of the BRE guidelines. This minor shortfall is considered acceptable, considering the constrained nature of the infill mews development.
- 5.48 In respect to 18 Haringey Park and 21 Haringey Park to the north-east, analysis demonstrates the proposal would not have an impact upon the daylight and sunlight access to these neighbouring properties.

Privacy

- 5.49 In relation to overlooking and loss of privacy to the properties to the rear, it is accepted that the new dwellings will introduce some additional views towards neighbouring properties. However, the extent of new windows and associated overlooking is not considered significant given the modest scale of the proposal, comprising only two one-bedroom flats. The properties to the rear are already subject to overlooking from existing windows and the second-floor terrace of the building
- 5.50 Privacy screens are incorporated into both new external balconies. These would be 1.8m high on the side elevations and 1.1m high on the rear elevation, mitigating views towards neighbouring windows and the second-floor terrace of Harcourt House. The rear privacy screen would also reduce direct views from the balconies into the terrace below when seated, as well as from internal areas of the flats. The balconies have a depth of 1.5m, sufficient for limited seating but not large enough to accommodate significant gatherings, thereby reducing the potential for prolonged overlooking.
- 5.51 While some degree of additional overlooking will arise from the new dwellings and balconies, the overall impact is not considered unreasonable in the context of the site and the existing levels of mutual overlooking. Given the limited use of these spaces and the mitigation measures proposed, any impact on privacy would not be significant. The living conditions of neighbouring occupiers, including those in nearby buildings and gardens, would therefore be maintained.

Noise, and disturbance

- 5.52 As noted above, objections have been received regarding potential noise, disturbance and disruption during the construction of the roof extension. It is accepted that development inevitably results in some temporary construction-related disturbance;

however, such impacts are controlled through separate legislation, including the Control of Pollution Act, which governs matters such as working hours and permissible noise levels.

- 5.53 A condition is proposed requiring the submission of a Construction Management Plan (CMP) to be approved in writing by the Local Planning Authority. The CMP will set out measures to control dust, noise and other environmental impacts, as well as arrangements to mitigate transport-related effects and ensure the safe operation of the highway network, particularly for pedestrians.
- 5.54 With regard to noise transmission from the new flats to those below, compliance with Building Regulations will ensure that appropriate standards of sound insulation and noise separation between floors are achieved

Other impacts on the existing occupants of Harcourt House

- 5.55 There are concerns by residents that the proposed dwellings would result in the intensified use of the existing outdoor communal spaces by additional residents. The scale of the scheme, adding two one-bedroom flats, is not considered to unduly impact the quality of the outdoor communal spaces. The new dwellings are provided with private balconies, in compliance with the London Plan space standards.
- 5.56 Overall, the proposed development would not harm the amenity of neighbouring occupiers or the amenity of those residents within the existing building. As such, the proposal here is considered acceptable in amenity terms.

Inclusive access

- 5.57 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users.
- 5.58 Paragraph 3.7.6 of the. 2021 London Plan recognises that the application of M4(2), which requires lift access (a step free approach into the dwelling) may not be achievable in some circumstances, i.e., development associated with small sites (Policy H2) and as such advocates some flexibility.
- 5.59 In this particular case fully, accessible standards are unable to be met in connection with these new units, due to the configuration and constraints of the current building. Specifically, as these units are being provided at roof level within the confines of an existing building, and where no existing lift access is existing/ provided. As such, it is considered that, noting the nature of the development and the constraints of the existing building, affording flexibility to the requirement in meeting standard M4(2) is justified here.

Parking & transport

- 5.60 The application site falls within an area that has a Public Transport Accessibility Level of 2, which is considered to be poor public transport accessibility. Notwithstanding the PTAL rating, the site is within a 5 minute walk of the main high street of Crouch End District Centre and bus services. It is also located within a CPZ. The development is thus considered to be sited within a sustainable location that is appropriate for the minor addition of two new dwellings.
- 5.61 The development has been proposed without off-street parking, which is consistent with existing flats in the building. It is noted by Council's transport planner that, based on average car ownership census data for the ward, and recent car ownership trends, the addition of two new 2-bedroom flats in this location would generate negligible parking demand, which would be within the normal range of on-street parking that is taking place at present. The proposed addition of two 1-bedroom flats is therefore considered acceptable in relation to local parking stress.
- 5.62 4 secure, weatherproof spaces are required to meet London Plan requirements. The proposed plans include a secure, covered bike store, accommodating 4 bikes, in the rear garden on the eastern side of the central carriageway. There is existing gate access from the carriageway into the rear garden. It is noted that there is a small step down from the carriageway into the garden level, but the level changes are not considered to be restrictive for the purposes of installing step-free access for the bike storage. The exact details of the cycle parking, including ramped access, are to be secured by way of a planning condition, to be submitted to and approved by the Local Planning Authority (LPA) prior to occupation of these units.
- 5.63 Servicing and deliveries are proposed to be undertaken from the highway. While no assessment of this has been provided, considering the existing environment as defined by residential units and the proposal being for only 2 additional units, any increase in traffic movements associated with servicing and deliveries is not significant.
- 5.64 A Construction Management Plan (CMP) will also be required to be approved by the LPA prior to works commencing on site, to reduce potential congestion during construction works, and to mitigate any obstruction to the flow of traffic on the transportation and highway network, as well on pedestrian movement.
- 5.65 Subject to compliance with conditions regarding cycling parking and a CMP, the proposed development is acceptable with regards to parking and highway safety considerations considering the existing nature of this building and local context.

Waste and recycling

- 5.66 In accordance with policy SP11 of the Local Plan (2017), Haringey Sustainable Design and Construction SPD 2013 sets out waste space requirements for new residential development/ new units.
- 5.67 The existing refuse and recycling bins are stored in both front gardens in an uncovered arrangement. The waste and recycling associated with the proposed dwellings would also be stored in the front garden, specifically in the eastern front garden. The scheme proposes the addition of a covered bin store adjacent to the pedestrian path of the front garden. The covered bin store would accommodate up to four bins, within a slatted timber construction. The bin store would be located behind hedging on the front and side boundaries of the front garden and would not readily visible from the street. From a visual amenity perspective, the bin store is considered acceptable.
- 5.68 Objections to refuse storage highlight that the location of the bin store in the front garden would be visually intrusive for residents and result in odour and hygiene issues. The addition of up to four bins within the front garden is not considered to cause unreasonable visual, odour or sanitary issues, considering the existing bin storage arrangement in the front garden. The bins store construction would screen the bins from view, reducing unsightliness.
- 5.69 There have also been concerns about the impact of the bin store construction on the nearby front tree. Council's arboricultural officer has reviewed the scheme and noted that the front tree is a very low grade tree that would not be worthy of a TPO. However, the loss of the tree would require replacement planting.
- 5.70 Thus, the exact details of the bin store, tree impact and replacement planting are to be secured by way of a planning condition, to be submitted to and approved by the Local Planning Authority (LPA) prior to occupation of these units.

Energy and Sustainability

- 5.71 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.
- 5.72 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.
- 5.73 Residential and non-residential developments are expected to achieve zero carbon standards, including a 35% reduction on Building Regulations 2021 Target Emission Rates (TER) achieved on site, in accordance with London Plan Policy SI2.

- 5.74 It is noted that objections have been raised regarding the accuracy of the submitted Energy Strategy, including SAP calculations, carbon-reduction measures, overheating assessment, and the level of detail provided on PVs and heat pumps. The Energy Strategy and subsequent clarifications have been reviewed by the Council's Carbon Management Team, who requested and received additional supporting information from the applicant. For a minor application of this scale, the level of information submitted is considered proportionate and acceptable. The London Plan does not prescribe a strict or formalised methodology for assessing minor-scale energy submissions, and the LPA similarly need to apply Policy SI2 in a proportionate manner. In the case here the information provided is therefore sufficient to demonstrate compliance at planning stage, with detailed specifications secured by condition
- 5.75 The Energy Strategy submitted with the application identifies an overall 61.53% reduction in carbon emissions from a Building Regulations Part L 2021 compliant building. This is supported in principle. The Energy Strategy would be delivered with high fabric efficiencies, exhaust air heat pumps (EAHPs) and a solar photovoltaic (PV) array.
- 5.76 As set out in the Energy Report the regulated carbon emissions shortfall is estimated at 0.68 tonnes of CO₂ per year for the proposed developments services, with the current cash-in-lieu contribution is set at £95 per tonne over 30 years. A cash-in-lieu Carbon Offset Contribution of £1,938 therefore forms part of the conditions attached to the consent.
- 5.77 A condition is being imposed requiring full details of the energy strategy and overheating strategy prior to their installation and for the development thereafter to be carried out in accordance with the energy statement and details so approved, as such meeting the requirements of the policies outlined above. This includes details of the fabric efficiencies, EAHPs, Mechanical Ventilation and Heat Recovery, PV arrays and any additional equipment, to be submitted and approved by the LPA

Trees and biodiversity

- 5.78 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.
- 5.79 DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.
- 5.80 The proposed ground-level works are limited to the construction of a bin store in the front garden and a cycle store in the rear garden. There are several trees and areas of vegetation in proximity to these works. A condition is imposed requiring full details of the bin and cycle stores, including their footings and foundations, to ensure that no

important vegetation or boundary hedging is harmed. The tree in the front garden is not identified as significant; however, should it be removed, replacement planting would be required. The level of information submitted in respect of trees and landscaping is considered acceptable and proportionate to the scale of the proposed bin and cycle stores.

- 5.81 The scale of the bin and bike stores would be within the de minimis threshold (<25m²) for biodiversity net gain provisions. The development is thus considered acceptable in relation to ecological and biodiversity impact.

Fire Safety

- 5.82 Policy D12 of the London Plan sets out that all development proposals must achieve the highest standards of fire safety, to ensure the safety of all building users.
- 5.83 Objections raise concern about the structural implications of such work and the impact of additional weight onto the existing building. Structural matters are not a material planning consideration but rather a Building Control/ Building Regulations matter and will be looked at in the detailed construction design with such detail needing scrutiny/ sign off at Building Regulations stage.
- 5.84 Fire safety is a Building Control/Building Regulations matter, and the details of which would be examined and signed off as part of the Building Control stage. Nonetheless, the planning application has included the submission of a Fire Statement Form, to demonstrate that these matters have been considered in consultation with a qualified fire engineer. For the purposes of the planning application, it is considered that Policy D12 has been satisfactorily considered in the proposal. However, the details of the fire safety measures would need to be secured separately in the Building Control stage.
- 5.85 In this instance the size of this development does not trigger the need for a Planning Gateway One Fire Statement to be submitted, given the size of the development. Rather in this instance detailed information required through Part B of the Building Regulations will be required with respect to fire safety.

Other considerations

- 5.86 Objections raise concern about the structural implications of such work and the impact of additional weight onto the existing building. Structural matters are not a material planning consideration but rather a Building Control/ Building Regulations matter and will be looked at in the detailed construction design with such detail needing scrutiny/ sign off at Building Regulations stage.
- 5.87 Equally, it is noted that concerns have been raised about fire safety. In this instance the size of this development does not trigger the need for a Planning Gateway One Fire Statement to be submitted, given the size of the development. Rather in this instance

detailed information required through Part B of the Building Regulations will be required with respect to fire safety.

- 5.88 Similarly, concerns about roof access and safety are Building Regulations matters that are material planning considerations, which would need to be examined at the Building Control stage.
- 5.89 Objections have also been raised by existing Harcourt House residents about the impact of the roof extension on the existing building functions, including the existing ventilation extracts and chimneys on the roof. These issues are matters that would need to be examined as part of the Building Control and Building Regulations stage. It is also advised that agreements between freeholders and leaseholders of the building regarding the works and operation of the building are civil matters that must be considered separate to the planning application.

Conclusion

- 5.90 Taking account of the above, the proposed roof extension is considered acceptable in design terms and would preserve the character and appearance of this part of the Crouch End Conservation Area. While it is acknowledged that the new dwellings does not have optimal aspect sought by guidance, the design has been carefully developed to optimise internal amenity associated with the constraints of a roof-extension to an existing building and heritage context. The units benefit from good daylight levels through large glazing and multiple rooflights, together with private balconies providing usable outdoor space and additional outlook. With these measures in place, and with conditions securing the detailed energy, cycle parking and waste storage provisions, the scheme would provide an appropriate standard of accommodation for future occupiers and would not result in harm to the amenity of neighbouring residents.
- 5.91 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6 CIL APPLICABLE

- 6.1 The increase in internal floorspace, would exceed 100m² and therefore would be liable for the Mayoral and Haringey's CIL charge. Based on the floor plans provided, this area is approximately 153m². The Mayoral charge will be £11,127.69 (153sqm x £72.73) and the Haringey CIL charge will be £67,858.56 (153 x £443.52). 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. An informative will be attached advising the applicant of this charge.

8. RECOMMENDATION

GRANT PERMISSION subject to the following conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development shall be completed in accordance with the approved plans as listed below 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.

Approved Drawings:

- CF-214-DR-0010-A Location Plan
- CF-214-DR-0050-A Site Plan and Existing Site Sections
- CF-214-DR-0120-A Existing Level 02 Plan
- CF-214-DR-0140-A Existing Roof Plan,
- CF-214-DR-0210-A Existing Section AA,
- CF-214-DR-0220-A Existing Section BB,
- CF-214-DR-0310-A Existing Front Elevation,
- CF-214-DR-0320-A Existing Rear Elevation
- CF-214-DR-0330-A Existing Flank Elevation,
- CF-214-DR-0340-A Existing Flank Elevation,
- CF-214-DR-1130-D Proposed Level 03 Plan
- CF-214-DR-1140-D Proposed Roof Plan
- CF-214-DR-1190-D Proposed Refuse and Bike Storage
- CF-214-DR-1210-D Proposed Section AA
- CF-214-DR-1220-C Proposed Section BB
- CF-214-DR-1230-B Proposed Section CC
- CF-214-DR-1310-C Proposed Front Elevation
- CF-214-DR-1320-D Proposed Rear Elevation
- CF-214-DR-1330-C Proposed Flank Elevation
- CF-214-DR-1340-C Proposed Flank Elevation
- Planning Stage Sustainability Statement - JF458-RP-Z-0001 - 27 June 2025

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

3. No development shall take place until full details of the following, including drawings where appropriate, have been first submitted to and approved in writing by the Local Planning Authority:

- a) Detailed design information of the proposed extension including plan, section, and elevation drawings to scale 1:20

- b) Detail drawings of proposed rooflights, windows, doors to scale 1:10
- c) Comprehensive material specification and material samples for all proposed works.

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

Reason: In order for the Local Planning Authority to retain control over the exact materials and detail to be used and 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. No development shall take place, including any works of demolition, until a Construction Management Plan including details of:
- a) A programme of works (including measures for traffic management).
 - b) Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman.
 - c) Parking of vehicles, and details of any parking bay suspension required.
 - d) Storage of plant and materials used in constructing the development.
 - e) Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure.
 - f) The erection and maintenance of scaffolding where appropriate, and measures to minimise impact on pedestrian movements.
 - g) Details in respect of how existing owners or occupiers' ingress and egress will be managed throughout the development.
 - h) Details in respect of how any adverse impact of noise, dust, vibration and traffic on adjoining and owners or occupiers and occupiers of the existing building will be mitigated,

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.

5. The development hereby approved shall be constructed in accordance with the Energy Strategy by John Francis MEP revision PR4v (dated 27/06/2025) delivering a minimum 61.53% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, exhaust air heat pumps (EAHPs) and a minimum 4.05 kWp solar photovoltaic (PV) array.

Should the zero-carbon target not be achieved on site through energy efficiency measures (following the Energy Hierarchy of lean, clean and green measures), then any shortfall should be offset at the cost of £2,850 per tonne of carbon.

(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 25.84% reduction, including details to reduce thermal bridging;
- Location, specification and efficiency of the proposed EAHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the EAHPs 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 EAHPs must be installed and brought into use prior to first occupation of the development. Six months following the first occupation of the development, 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.

6. 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.

7. Prior to the commencement of works to construct the bin and bike store (including all preparatory works), details of the structures shall be submitted to and approved in writing by the Local Planning Authority. These shall include:
 - a) details of the footings and foundations demonstrating no harm to any trees or hedges within or adjacent to the works area, and
 - b) 1:20 scale details of the covered cycle storage (minimum 4 spaces) and refuse store, including materials and finishes.

The development shall be carried out in full accordance with the approved details, and the cycle parking shall be installed prior to occupation and retained thereafter.

Reason: To ensure adequate protection of trees and hedges and to secure high-quality cycle and refuse storage that promotes sustainable transport and appropriate waste management, in accordance with Policies DM1, DM4 and DM19 of the Development Management DPD 2017, Policy SP7 of the Local Plan 2017, and Policy T5 of the London Plan 2021.

8. Notwithstanding the approved plans, full details of the enclosure to the terrace, including all associated privacy screens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the flats. This shall include material specification. The development shall thereafter be carried out in accordance with the approved details and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of nearby residential occupiers, consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of the Development Management DPD 2017.

9. The placement of a satellite dish or television antenna on any external surface of the extension hereby approved is precluded, with the exception of a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the units hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance Policies DM1 and DM3 of the Development Management Development Plan Document 2017.

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: Fire Safety

The submission/approval of this planning application does not replace the need for building regulation approval in relation to fire safety, nor does it convey or imply any approval under those regulations, with such a matter needing careful consideration in the context of these 2 new units and the existing units/residents within this building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on information provided, this area is approximately 153m². The Mayoral charge will be £11,127.69 (153sqm x £72.73) and the Haringey CIL charge will be £67,858.56 (153 x £443.52). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE: Other restrictions

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