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12 January 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2024/0921
Location	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)
Received	3 April 2024

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
CF-214-DR-0120-A, CF-214-DR-0140-A, CF-214-DR-0210-A, CF-214-DR-0220-A, CF-214-DR-0310-A, CF-214-DR-0320-A, CF-214-DR-0330-A, CF-214-DR-0340-A	Existing Level 02 Plan, Existing Roof Plan, Existing Section AA, Existing Section BB, Existing Front Elevation, Existing Rear Elevation, Existing Flank Elevation, Existing Flank Elevation	2 April 2024
CF-214-DR-0050-A Site Plan and Existing Site Sections		2 April 2024
CF-214-DR-0010-A Location Plan		2 April 2024
Planning Stage Sustainability Statement - JF458-RP-Z-0001 - 27 June 2025		16 July 2025
CF-214-DR-1140-D Proposed Roof Plan		16 July 2025
CF-214-DR-1340-C Proposed Flank Elevation		16 July 2025
CF-214-DR-1210-D Proposed Section AA		16 July 2025
CF-214-DR-1320-D Proposed Rear Elevation		16 July 2025
CF-214-DR-1330-C Proposed Flank Elevation		16 July 2025
CF-214-DR-1310-C Proposed Front Elevation		16 July 2025
CF-214-DR-1220-C Proposed Section BB		16 July 2025

CF-214-DR-1190-D Proposed Refuse and Bike Storage

CF-214-DR-1230-B Proposed Section CC

CF-214-DR-1130-D Proposed Level 03 Plan

26 August 2025

15 September
2025

17 November 2025

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (9)

- 1** The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2** The development 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, balustrades and privacy screens 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.

The development hereby approved shall be constructed in accordance with

- 5 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 balconies, 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.

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: 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: Street Numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 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: 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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.