
Planning Statement

In respect, of

12 Canning Crescent N22 5SR

1. SITE AND SURROUNDING AREA

- 1.1. The site is located on the corner of Canning Crescent and Newnham Road in Wood Green, London borough of Haringey. It is close to Wood Green underground station, 500m to the South, which provides quick access to central London and Heathrow airport. It is also in close proximity to Wood Green High Street which includes many local amenities shops and schools
- 1.2. The site overall covers an area of 279.5m² and does not lie within a Conservation area.
- 1.3. The area is made up of many 3 and 4 storey buildings. As seen from the aerial below, there is nothing in the local vicinity with more than 4 storeys, so any proposal on the site should be within this limit.
- 1.4. The site has a PTAL rating of 3 which is high level of access to public transport. The site is located within Flood Zone 1 which has a low probability of flooding from seas, rivers and surface water.
- 1.5.





Figure 1 View looking South from Newnham Road



Figure 2 View of site at the corner of Canning Crescent and Newnham Road

2. Proposal

2.1. Planning permission has been granted for redevelopment of the site to provide 6 self-contained flats (application ref:- HGY/2023/1337). The current application is to increase the flats from 6- 9, including upwards extension and a basement flat

2.2. Difference between approved permission and current permission

- The proposal is similar to the extant planning permission, in terms of design.
- The upwards extension would increase the height from 12m to 14.6 (2.6m increase in height)

- There will also be a basement flat
- Increase in 2 bed units from 2 to 4
- Increase in 1 bed units from 2 to 3
- 3 bed flats would have no change

3. RELEVANT PLANNING HISTORY

HGY/2023/1337 - Demolition of existing dwelling and redevelopment of the site to provide 6 self-contained flats. Granted Subject to conditions. 22 April 2024

HGY/2022/1956 - Demolishment of existing dwelling and redevelopment of the site to provide 9 self-contained flats. Refused. 3 November 2022

Reasons for refusal:-

- 1) *The proposed development by reason of its size, height, massing, siting forward of the established building line and degree of site coverage would result in a cramped, obtrusive and incongruous form of development, that would have an awkward relationship with the existing properties and pattern of development within Canning Crescent and Newnham Road. For these reasons the proposal is considered an overdevelopment of the site, out of keeping with the pattern of development in the area, detrimental to the character and appearance of the area and to local visual amenities generally, contrary to Policies D3 and D6 of the London Plan (2021) and supporting guidance, Policy SP2 and SP11 of the Haringey Local Plan (2017), and Policy DM1 of the Haringey Development Management Development Plan Document Policy (2017).*
- 2) *The development by reason of its height, bulk, overall scale and massing would have a visually intrusive and overbearing relationship with adjoining properties to the detriment of the residential amenities of neighbouring residents. There would also be a loss of privacy, overlooking and potential noise disturbance as a result of the proposed large balcony located on the top floor. As such the proposal is contrary to Policy D6 and D14 of the London Plan (2021) and supporting guidance, Policy SP11 of the Haringey Local Plan (2017), and Policy DM1 of the Haringey Development Management Development Plan Document Policy (2017).*
- 3) The proposed development would result in the provision of units with poor levels of private amenity space and communal amenity space provision, resulting in a poor living environment for future occupiers. As such, the proposal would be contrary to Policies D6 of the London Plan (2021), policies SP2 and SP11 of the Haringey Local Plan (2013), the Mayor of London's Housing SPG and policies DM1, DM11 and DM12 of Development Management DPD (2017).
- 4) Due to the proposal including the removal of mature trees, the lack of replacement trees, and the general lack of green amenity space proposed around the site, the proposed development would have a harmful impact on biodiversity and local visual amenity contrary to policies G7 of the London Plan (2021) and Policy DM1 of the Development Management DPD (2017).

- 5) The proposal is not considered acceptable in terms of carbon reduction and sustainability and does not comply with policies SI 2 and SI 4 of the London Plan (2021), Local Plan policy SP4 and policy DM21 of the Development Management DPD (2017).

4. PLANNING POLICY

- 4.1. Section 38 (6) of the Planning and Compulsory Act 2004 requires planning applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 4.2. Planning policy operates at national, regional and local levels. At a national level Central Government adopted the NPPF in March 2012. The latest updates to the NPPF were published in December 2023.

National Planning Policy Framework

- 4.3. The NPPF sets out the economic, environmental, and social planning policies for England. It reflects the national vision for sustainable development and should be applied to meet local aspirations.
- 4.4. At the heart of the NPPF is a presumption in favour of sustainable development which meets social, economic and environmental needs. In doing so, planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.
- 4.5. Paragraph 123 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and make as much of use as possible of previously developed or 'brownfield' land.
- 4.6. At paragraph 60, the NPPF states that **“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”**.
- 4.7. Paragraph 70 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph 71 states that neighbourhood planning groups

should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.

4.8.

The London Plan

4.9. The London Plan provides policy and guidance over developments in London, promoting sustainable development, maximising the delivery of housing in a high standard and highlighting the importance of employment and economic growth. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

4.10. London Plan Policy GG1 encourages development to seek to ensure changes to the physical environment achieve an overall positive contribution to London.

4.11. Within Policy GG2 of the London Plan, the Mayor emphasises the need to understand what is valued about existing places and use this as a catalyst for growth, renewal and place-making, and in the application of a design-led approach to determine the optimum development capacity of sites.

4.12. London Plan Policy H1, Part 2 states that boroughs should “optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity... small sites”.

4.13. London Plan Policy H2 suggests for boroughs to pro-actively support small sites - sites of below 0.25ha, in their decision making to help contribute to the housing supply in their borough. This would also help to diversify the location and mix of housing supply across London.

Haringey Local Plan

4.14. The Haringey Local Plan currently consists of:

- The Strategic Policies DPD (2017) which sets out the long term vision of how Haringey should develop by 2026;
- The Development Management Policies (2017) which sets out the spatial strategy for managing development and growth;

- The Site Allocations DPD (2017) which identifies sites where the Council expects significant developments to happen; and
- The Highgate Neighbourhood Plan adopted by the Council on 20 July 2017 details the Highgate Neighbourhood Forum's vision for Highgate for the next 15 years.

4.15. The Council is in the process of preparing a new Local Plan which would replace the existing Strategic Policies DPD and Development Management Policies adopted in 2017. The First Steps Engagement ran from 16 November 2020 until 1 March 2021. A Draft Local Plan for further consultation is expected in late 2024.

4.16. At a local level, Policy S1 of Haringey's Strategic Policies DPD (2017) states that "The Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement of 19,802 homes over the plan period from 2011-2026."

4.17. Haringey's Strategic Policies DPD (2017) Policy SP2 notes the increase in this annual target from 820 homes per annum to 1,502 and also recognises that the number of people living in the borough has increased.

4.18. In March 2024 the Council adopted a new housing strategy to set out the approach to housing delivery in Haringey from 2024 to 2029. This states that between 2024 to 2029, Haringey's population of 268,442 is expected to increase by 7,410 people to 275,852; and then to 282,506 by 2033. It goes on to acknowledge that there is a housing crisis in Haringey, as there is across London.

5 PLANNING CONSIDERATIONS

Housing

5.1 National, regional and local planning policy encourage the delivery of housing and optimising sites where housing is delivered. The proposals would contribute much needed housing within the Borough as well as London more widely, in accordance with policy.

5.2 The principle of a residential flats was established by the extant planning permission ref: HGY/2023/1337 granted in 22 April 2024 for the provision of 6 residential units.

- 5.3 It is therefore considered that the proposals are in accordance with planning policy and would be a material benefit to the Borough.

Unit mix

London Plan

- 5.4 London Plan Policy H10 states that schemes should generally consist of a range of unit sizes and that this should be determined with a variety of criteria in mind.

Local Planning Policy

- 5.5 At a local level, Development Management Policies Policy DM11 states that proposals for new residential development should provide a mix of housing having regard to:

- a) Individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed;

5.6 Assessment

- 5.7 The proposed residential unit and tenure mix is set out below:

Unit Type	Units	%
3 beds	2	22
2 beds	4	45
1 bed	3	33
Total	9	100

- 5.8 The immediate site context is predominantly made up of 2 bed sized housing and the proposed mix is reflective of this. It should be noted that the existing site provides 6 studios and the extant permission was an improvement to meet the housing targets.
- 5.9 The proposal will maintain the approved 2 x 3 bed unit and there would be an increase in 2 bed units from 2 to 4 (increase by 2 additional flats) and 1 bed units from 2 to 3 (an increase of 1 additional flat).
- 5.10 It is considered that the proposed housing mix is appropriate and reflective of the character of the surrounding area and also the type of housing that there is market

demand for. It is therefore considered that the proposed mix in this location is acceptable.

Design

5.11 Paragraph 130 of the NPPF 2021 promotes high-quality design. It states that LPA's should:

- Approve developments which are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Approve developments which are sympathetic to local character
- Promote developments which establish or maintain a strong sense of place and those which optimise the potential of the site
- Approve schemes which safeguard living conditions of future and existing occupiers and discourage crime and disorder.

4.19. Policies D1, D3 and D4 of the London Plan 2021 promote development of a high-quality design which protects the character of an area.

5.12 Haringay Local Plan promotes high quality development which respects and enhances the positive elements and distinctive features of the borough.

5.13 In this instance, the proposed design would be the same as the extant planning application ref:- HGY/2023/1337. The main difference it that the proposed application would have a basement level and an addition upper floor. Nevertheless, the façade would remain the same.

5.14 The proposed development is contemporary, however, the scale and the bulk would ensure it is in harmony with the prevailing pattern of development in the surrounding area.

5.15 The architecture and design of the building has been carefully considered in the context of the Site's surroundings. The architectural quality and use of materials is of a high standard, ensuring the architectural integrity and appearance of the building is maintained through its lifespan.

Height and massing

5.16 It is noted that a recent planning application for 9 flats was refused (planning application ref:- HGY/2022/1956). However, it should ne highlighted that the current application

carries the same architectural language as the extant planning permission, in this respect the proposed development would harmonise with the surrounding area.

- 5.17 In terms of height, the proposal would have an increase of 2.6m, this is considered marginal and would not have an adverse impact on the character and appearance of the surrounding area.

5.18 ***Housing Quality / Design Standards***

Design

London Plan

- 5.19 The London Plan seeks to deliver housing developments of the highest quality. Policy D5 requires accessible and inclusive design. Policy D6 sets out detailed design requirements, with residential developments required to meet the minimum standards set out in part F of the policy and Table 3.1 of the Plan. Housing design requirements are also set out in the Housing Design Standards LPG (June 2023).

Local Plan

- 5.20 At a local level, the Development Management Policy DM12 states that all new housing and residential extensions must be of a high quality and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

Assessment

- 5.21 The Proposed Development has been designed in line with relevant national, Mayoral and Haringey housing standards.
- 5.22 The submitted Design and Access Statement, together with the proposed plans, provides further details of the proposed residential units. A high-level assessment against the key residential design policy requirements is set out in the section below.

Unit size

National

- 5.23 Minimum space standards for residential units are set out within the Nationally Described Space Standards (2015).

London Plan

- 5.24 London Plan Policy D6(F) and the Mayor's Housing Design Standards LPG (June 2023) are clear that these floorspaces are minimum standards.
- 5.25 Developers are encouraged to exceed these standards to deliver good quality housing (Mayor's Housing Design Standards LPG at paragraph 4.1.1, and London Plan at paragraph 3.6.2). Paragraph 3.6.2 of the London Plan goes on to state that:
- 5.26 *"consideration should be given to the elements that enable a home to become a comfortable place of retreat".*
- 5.27 Balanced against the need to deliver good quality new housing, the London Plan encourages boroughs to resist dwellings with floor areas significantly above the minimum standards for the number of bedspaces they contain due to the need to optimise housing delivery (paragraph 3.6.2). No guidance is provided for what constitutes dwellings being 'significantly' above the minimum standards, but the policy intent is to make efficient use of land and maximise housing delivery.

Local Plan

- 5.28 Haringey Local Plan Policy DM 12 part A requires all new housing to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

Assessment

- 5.29 All the new homes proposed would meet, the Nationally Described Space Standards, in line with GLA and Haringey planning policy requirements. The units would meet the design standards set out in the Mayor's Housing SPG in terms of room dimensions / areas and layout of rooms. All units would also benefit from good floor to ceiling heights.
- 5.30 As encouraged by the Mayor and Local Planning Policy, the majority of the residential units would exceed minimum internal space standards, which will help accommodate home working practises that are more prevalent in a post-pandemic world.
- 5.31 Therefore, based on the above assessment, it has been demonstrated that the proposed scheme will deliver high quality living environments for future residents in terms of unit size.

Accessibility

London Plan

- 5.32 London Plan Policy D7 requires that suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. Policy D7 states that residential development must ensure that:
- 1) at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings'.
 - 2) All other dwellings 'meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

Local Plan

- 5.33 Haringey's Local Plan Strategic Policies, Policy SP2 Part 4 states that 10% of new housing should meet Building Regulations requirement M4(3) 'wheelchair user dwelling', and ensure they are designed to be wheelchair accessible or easily adaptable for wheelchair users.

Assessment

- 5.34 All the units would be built to M4(2) standards, i.e. wheelchair accessible and adaptable. These units are shown on the submitted drawings.
- 5.35 Entrances, access to amenity space and refuse stores, have been designed to provide inclusive access arrangements for residents.
- 5.36 Therefore, based on the above assessment, the proposed scheme accords with the relevant planning policy in delivering inclusively designed homes accessible to a variety of users in line with housing design standards.

Amenity Space

- 5.37 Both the London Plan and Haringey Development Management Plan policies and guidance require the provision of adequate amenity space for new residential units.

London Plan

- 5.38 London Plan Policy D6 and the Mayor's Housing Design Standards LPG state that a minimum of 5 sqm of private outdoor space should be provided for every 1-2 person

dwelling and an extra 1 sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

Local Plan

- 5.39 Haringey Local Plan Policy DM12 states that ground floor family housing should provide access to private garden/amenity space.

Assessment

- 5.40 The proposed residential units include private amenity space, which exceeds the London Plan requirements. The proposal is in line with the minimum requirements set out by policy and the standards set out in the Mayor's Housing SPG and London Plan Policy D6 to provide amenity and breakout space.

Aspect and Privacy

London Plan

- 5.41 The London Plan aims to deliver housing of high quality. London Plan Policy D6 sets out detailed design requirements. Part (C) states that housing development should "should maximise the provision of dual aspect dwellings".

- 5.42 Policy D2 Part A states that:

- 5.43 The density of development proposals should:

- 1) consider, and be linked to, the provision of future planned levels of infrastructure rather than existing levels.
- 2) be proportionate to the site's connectivity and accessibility by walking, cycling, and public transport to jobs and services (including both PTAL and access to local services).

- 5.44 Where it can be argued that a development proposal does accord with the above, it also needs to be demonstrated that the residential units will be adequate in terms of:

- a) Passive Ventilation;
- b) Daylight and Privacy;
- c) Avoiding Overheating.

- 5.45 Supplementary planning policy guidance for the London Plan is set out in the Housing Design Standards LPG (2023).

Local Plan

- 5.46 Development Management Policy DM12 reiterates regional policies, stating that all new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

Assessment- Privacy and Daylight

- 5.47 The proposed design and floor layouts have been set to protect privacy between residents and adjacent buildings and maintain separation distances between them.
- 5.48 Given that the scheme would provide adequate privacy for residential units through building distances and design techniques, it is considered that the proposed scheme is acceptable in respect of privacy.
- 5.49 The Daylight and Sunlight Report, for the extent planning permission, outlines that all units perform well in daylight and sunlight terms. The design has sought to optimise the daylight and sunlight quality through a range of strategies discussed in the supporting Daylight and Sunlight Report.
- 5.50 Therefore, it is considered that the proposed residential units will have good levels of daylight and sunlight, in line with London Plan Policy D2.

Assessment- Aspect

- 5.51 All proposed units will benefit from a dual aspect outlook. It is therefore considered that the proposals are acceptable in aspect terms and all residential units will achieve a high quality living environment.

Energy and Sustainability

- 5.52 This section of the Statement assesses energy and sustainability considerations including carbon emissions, whole life-cycle carbon principles and circular economy principles.

NPPE

- 5.53 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.54 NPPF Section 2 provides guidance on achieving sustainable development. Paragraph 8 sets the environmental objective and states:
- “To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- 5.55 Chapter 14 of the NPPF signals a transition to a low carbon future in an attempt to tackle the growing concerns surrounding climate change. Paragraph 157 notes that the planning system should aim to help shape places by contributing to the radical reduction in greenhouse gas emissions, encourage the re-use existing resources and support renewable and low carbon energy and associated infrastructure.
- 5.56 Paragraph 160 of the NPPF states that to help increase the use and supply of renewable and low carbon energy and heat, plans should provide a positive energy strategy that utilises the use of these sources, identify suitable areas for renewable and low carbon energy sources to help secure their development and utilise decentralised, renewable or low carbon energy supplies, whilst ensuring any adverse impacts are addressed and well-managed. In the determination of planning applications, Paragraph 162 notes that new development should comply with development plan policies on local requirements for decentralised energy supply unless it can be demonstrated that this strategy is not feasible or viable.
- 5.57 NPPF paragraph 20(d) encourages strategic polices to consider the conservation of the natural, built and historic environment including landscapes, green infrastructure and planning measures to address climate change mitigation and adaptation.

London Plan

- 5.58 Part A of the London Plan Policy SI 2 states that major development should be net zero-carbon. Greenhouse gas emissions should be reduced, and annual and peak energy demands minimised in accordance with the following energy hierarchy:
- 1) be lean: use less energy and manage demand during operation.

- 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
- 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
- 4) be seen: monitor, verify and report on energy performance.

5.59 Part C of the London Plan Policy SI 2 sets the following targets to be achieved by major developments:

- Net zero carbon with at least 35 per cent reduction in carbon emissions beyond Part L of the 2013 Building Regulations;
- Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures

5.60 London Plan Policy SI 4 seeks to minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure of new development proposals.

5.61 London Plan Policy SI 7 states that the reduction of waste and supporting the circular economy is key for the Mayor. They hope to promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible 2) encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products.

5.62 In terms of sustainability, London Plan Policy D3 requires that development proposals should aim for high sustainability standards and take into account the principles of the circular economy.

Local Planning Policy

5.63 Haringey's DMP Policy DM22 states that subject to other policy requirements, proposals that contribute to the provision and use of Decentralised Energy network infrastructure will be supported.

5.64 In addition, Policy SP4 of Haringey's Strategic Policies states that reducing energy use in buildings and working towards a low carbon Borough is a key focus. All new developments are to take measures to reduce energy use and carbon emissions during design, construction and occupation, by incorporating the following measures:

- a) From 2011 onwards, all new residential development will achieve a minimum 25% reduction in total (regulated) CO2 emissions.... all new residential development shall be zero carbon from 2016 onwards.

5.65 Part 2 (d) of this Policy states that the Council will promote low- and zero-carbon energy generation through the following measures:

- d) All new developments are required, where viable, to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration, which can include connections to local sources of decentralised renewable energy.

5.66 Additionally, Haringey has an adopted Sustainable Design and Construction SPD (2013) which discusses energy and carbon at paragraph 3.1.

5.67 Assessment- Energy

5.68 The application is supported by an Energy Strategy. As outlined in the Energy Statement, the energy and sustainability measures for the proposed development have been developed in line with the green energy hierarchy set out at London Plan Policy SI 2, Haringey DMP Policy DM21 and Haringey Strategic Policies Policy SP4, the guidance set out in the Sustainable Design and Construction SPD (2013), and the 2021 Building Regulations Part L.

5.69 Proposed Development will achieve an overall reduction in regulated carbon dioxide emissions of 71% against Part L. This is beyond the GLA's minimum 35% policy threshold via on-site measures (Policy SI 2 (C)).

5.70 Energy Strategy confirms that in accordance with Haringey DMP Policy DM21 (D) and based on The London Plan's carbon off-set price of £95 per tonne, the required total contribution to off-set carbon is £14,210 over a 30-year period. This will be met through cash in lieu contribution to the Haringey Carbon Offset Fund secured by legal agreement.

Assessment- Sustainability

5.71 Haringey's Sustainable Design and Construction SPD sets out a series of sustainable design principles for existing buildings and new build development. The overarching principle of Haringey's DMP Policy DM21, Haringey's Strategic Policies Policy SP11 and

the Sustainable Design and Construction SPD is to ensure that new development focuses on designs that are durable, adaptable and to limit long-term resource use.

- 5.72 Sustainability Statement has been submitted in support of this application. The Statement summarises the sustainability objectives which have been integral to the decision-making processes which formulated the design process.
- 5.73 The three-step Energy Hierarchy has been implemented and the estimated regulated CO2 savings on site are 71%, against a Part L 2021 compliant scheme with SAP10.2 carbon factors.
- 5.74 Sustainable design solutions for the MEP services have been recommended: each dwelling would have their own ASHP, an energy efficient MVHR would be provided in all units for ventilation purposes, energy efficient lamps to be provided to reduce maintenance costs and the design resulting in a reduction in consumption of potable water for sanitary use.
- 5.75 The sustainability Statement also confirms that due consideration has been given to whole life carbon, circular economy, flood risk, waste, transport, biodiversity and urban greening, and pollution and air quality.
- 5.76 In terms of whole life carbon, specifically the embodied carbon, this shall be minimised through careful selection of building products, EPDs, recycling, and so on. Building elements will be selected in accordance with the BRE Green Guide to Specification, with the aim of selecting elements in the range A+ to C to minimise environmental impact where feasible. All timber used will aim to be FSC certified or similar and where possible materials will be locally sourced.
- 5.77 ***Landscaping, Urban Greening Factor and Biodiversity Net Gain***

Legislation

- 5.78 On 12 February 2024, Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This included the requirement for developers to deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

National Policy

- 5.79 Paragraph 159 of the NPPF states that new development should ensure that vulnerability to the range of impacts arising from climate change is avoided and green infrastructure should be incorporated to manage risks to vulnerability.
- 5.80 Paragraph 180 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity.

London Plan

- 5.81 Policy G5 requires that major development proposals contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The recommended target urban greening factor (UGF) score is 0.4 for predominately residential development.
- 5.82 Policy G6 states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.

Local Planning Policy

- 5.83 Haringey's DMP Policy DM19 states that the Council will seek to ensure that development over the plan period both safeguards and improves biodiversity across the Borough.

Assessment

- 5.84 In regard to BNG, Greengage has prepared a Biodiversity Net Gain Assessment which states that using the Statutory Biodiversity Metric (SBM) calculation tool, the baseline values of the site would comply with local and national policy, and it would meet the minimum target of 10% as set out by the Environment Act (2021).

Transport

- 5.85 The site has a PTAL rating of 3, which is considered good and it also proposed secure cycle parking. The increase of flats from 6 to 9 (3 Flats increase) is not considered substantial in order to warrant refusal. The proposal would not have a significant impact on the local parking provision.

Refuse Strategy

- 5.86 A secure refuse area would be provided at the side of the building, adjacent to Flat 2. Refuse and Recycling will be collected as normal on the specified collection days, as shown on the Council's website.

Fire Strategy

- 5.87 London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage. A Fire Statement has been prepared and is submitted with this application.
- 5.88 At ground floor all the doors of each room are Self-Closing FD30s (except for bathrooms). Smoke detectors are located in all rooms and corridors, while the communal kitchens have smoke and heat detectors. The fire Escape Route is specified on the plans with the statement.
- 5.89 At first floor level All the doors of each room are Self-Closing FD30s (except for bathrooms). Smoke detectors are located in all rooms and corridors, while the communal kitchens have smoke and heat detectors.
- 5.90 For the loft floor, All the doors of each room are Self-Closing FD30s (except for bathrooms). Smoke detectors are located in all rooms and corridors. Overall the proposal will adhere to London Plan Policy D12.

Flood Risk

- 5.91 The sites fall entirely within Flood Zone 1 which translates to a low probability of flooding from rivers, seas, and surface water flooding.

6 PLANNING BENEFITS AND CONCLUSION

- 6.1 In summary, it is considered that the proposals constitute appropriate development at the site and should therefore be supported for the following reasons:

- A significant contribution towards local housing supply. In particular, the proposal would contribute to the family housing target, which is a key concern in Harringay Council.
- The proposal will return a vacant and derelict brown field site into beneficial use.

- The Proposed Development comprises a high quality, contextually appropriate design and will provide a comprehensive landscape
- The delivery of highly sustainable scheme and CO2 abatement through an energy efficient design.
- These material planning benefits weigh strongly in support of the Proposed Development.
- It is concluded that the Proposed Development will make an effective use of the land to deliver a high quality scheme in accordance with the London Plan and the Haringay Local Plan. For these reasons, we politely request that full planning permission is granted.
- The proposal has over come the previous reasons for refusal regarding height and scale and bulk by maintaining the same design as the extant planning application for 6 flats

6.2 In light of the above, the proposal has been demonstrated to be consistent with the relevant planning policies and guidance at both the national and local level and should be considered acceptable. There are no material considerations which would depart from planning permission being approved without delay.