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London
United Kingdom
SE1 3YD

19 November 2024

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

Case Reference	HGY/2024/2372
Location	Parma House, Clarendon Road, London, N22 6XJ
Proposal	Construction of a rooftop extension to provide 8 additional flats
Received	27 August 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
052-BL-EX-XX-01-DR-A-1504-P1 – Existing Third Floor Plan		27 August 2024
052-BL-EX-XX-01-DR-A-1503-P1 – Existing Second Floor Plan		27 August 2024
052-5-BL-PA-XX-EL-DR-A-1714-P1 – Proposed Elevations (Stairwell Exterior)		27 August 2024
052-5-BL-PA-XX-GF-DR-A-1501-P1 – Proposed Ground Floor Plan		27 August 2024
052-5-BL-PA-XX-SI-DR-A-1502-P1 – Proposed Site Layout		27 August 2024
052-BL-EX-XX-EL-DR-A-1714-P1 – Existing Elevations (Stairwell Exterior)		27 August 2024
052-BL-EX-XX-01-DR-A-1502-P1 – Existing First Floor Plan		27 August 2024
Acoustic Report		27 August 2024
052-5-BL-PA-XX-EL-DR-A-1716-P1 – Proposed Elevations of Rooftop Courtyard		27 August 2024
052-BL-EX-XX-EL-DR-A-1710-P1 – Existing Elevation (South)		27 August 2024
052-BL-EX-XX-GF-DR-A_-1501-P1 – Existing Ground Floor Plan		27 August 2024
052-5-BL-PA-XX-EL-DR-A-1713-P1 – Proposed Elevation (East) (Projecting Wing)		27 August 2024
052-BL-EX-XX-EL-DR-A-1712-P1 – Existing Elevation 4 (North)		27 August 2024
052-5-BL-PA-XX-RF-DR-A-1508-P1 – Proposed Roof Plan		27 August 2024
052-BL-PD-XX-SI-DR-A-0001 - Location Plan		27 August 2024
052-BL-EX-XX-EL-DR-A-1715-P1 – Existing Elevation (West)		27 August 2024
052-BL-EX-XX-EL-DR-A-1711 – Existing Elevation (East)		27 August 2024
052-5-BL-PA-XX-EL-DR-A-1712-P1 – Proposed Elevation (North)		27 August 2024
Energy and Sustainability Statement		27 August 2024

052-BL-EX-XX-EL-DR-A-1713-P1 – Existing Elevation (East) (Projecting Wing)	27 August 2024
052-BL-PD-XX-SI-DR-A-0002-P1 – Proposed Block Plan	27 August 2024
052-5-BL-PA-XX-EL-DR-A-1710-P2 – Proposed Elevation (South)	22 October 2024
052-5-BL-PA-XX-EL-DR-A-1715-P2 – Proposed Elevation (West)	22 October 2024
052-5-BL-PA-XX-EL-DR-A-1711-P2 – Proposed Elevation (East)	22 October 2024
052_3-BL-PA-XX-EL-DR-A-1621-P1 – Proposed Section Detail	29 October 2024
052-5-BL-PA-XX-RF-DR-A-1507-P2 – Proposed Fourth Floor Plan	29 October 2024

Kevin Tohill
Interim Head of Development Management and Planning Enforcement
Planning Service

Conditions: (11)

- 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 hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3** Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for all external materials to be used, including brickwork, render finishes, windows and roofing. Thereafter, the works shall be implemented in accordance with the approved materials and details.

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

- 4** No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
 - a) programme of works
 - b) parking and management of deliveries to the site (including hours of delivery)
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials
 - e) scaffolding, skips, hoarding and hoists as needed over or on the highwayhave 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 Within 3 months of commencement of the development hereby approved and prior to occupation of any of the approved dwellings, details of a scheme for securing the development as "car free" shall be submitted to the LPA for approval. The approved scheme/ agreement should ensure that all future occupiers of the approved development cannot apply for or obtain an on-street parking permit to park a vehicle on the public highway in perpetuity. The approved scheme/ agreement shall be implemented prior to first occupation of the development hereby permitted.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policy DM32 of The Development Management DPD 2017 and Policy T6 of the London Plan 2021.

- 6 Prior to the first use/occupation of the approved development, the cycle parking arrangements shown on the approved ground floor plan (052-5-BL-PA-XX-GF-DR-A-1501-P1) shall be implemented in accordance with the approved details and permanently retained thereafter.

The development shall not be occupied until 14 long-stay and 3 short-stay cycle parking spaces have been provided for the occupiers of the residential element of the scheme and their visitors; and 34 long-stay and 9 short-stay cycle parking spaces have been provided for the users of the commercial space and their visitors, in accordance with the London Cycling Design Standards.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023.

- 7 Prior to the first use/occupation of the approved development, the refuse storage area shown on the approved ground floor plan (Ref: 052-5-BL-PA-XX-GF-DR-A-1501-P1) shall be implemented in accordance with the approved details and permanently retained thereafter.

Reason: In the interests of amenity and to ensure the appropriate provision of waste infrastructure.

- 8 a) The building hereby approved shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not

exceeding 30dB LAeq (night) and 45dB LMax (measured with F time weighting) for bedrooms, 35dB LAeq (day) for other habitable rooms, with window shut and other means of ventilation provided.

b) No development above ground level shall commence until details of a sound insulation scheme and overheating strategy to comply with (a) of this condition has been submitted to and approved in writing by the local planning authority.

c) The residential development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (b) has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity in accordance with the approved details.

Reason: To ensure that the impacts of external noise on the intended occupiers of the development is satisfactory and to comply with Policy DM1 and DM12 of the Development Management Local Plan 2017, and Policy D13 of the London Plan 2021.

- 9 Before any above ground development commences, details of the 'green roof' and a maintenance scheme for it shall be submitted to, and approved in writing by, the Local Planning Authority. Details shall include species, planting density, substrate and a section at a scale of 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: To ensure a sustainable development consistent with Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017.

- 10 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

- 11 Prior to the occupation and any demolition/construction work on the existing building, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out. Where there is a need for any asbestos removal on the site, completion of the

remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

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: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

INFORMATIVE : Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayoral CIL charge will be £34496.46 (498sqm x £69.27) and the Haringey CIL charge will be £130,993.92 (498sqm x £263.04). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

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

- 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.